



CITY OF PACIFIC GROVE
300 Forest Avenue, Pacific Grove, California 93950

AGENDA REPORT

TO: Architectural Review Board

FROM: Laurel O'Halloran, Associate Planner

MEETING DATE: January 10, 2017

SUBJECT: Architectural Permit (AP) 16-1004 to allow the removal of the non-historic 645 sf existing garage including a first floor addition of a 570 sf garage including 210 sf living space which would connect the garage and existing 980 sf historic single story house. To also allow the addition of a second story master bedroom addition of 570 sf for a total residence of 2,349 square feet.
Historic Preservation Permit (HPP) to allow relief from the South side setback requirements.

ADDRESS: 213 Granite Avenue (APN 006-314-016)

**ZONING/
LAND USE:** R-1/ Medium Density 17.4 DU/ac

APPLICANT: Hunter Eldridge, AIA on behalf of Ben and Heather Lazare, Owners

CEQA: Categorical Exemption, Section 15301(e)(1)

RECOMMENDATION

Receive report, hold public hearing, and approve AP and HPP 16-1004 based on the findings and subject to the staff-recommended conditions.

BACKGROUND

On November 28, 2016 Hunter Eldridge, applied for an Architectural Permit and Historic Preservation Permit AP, HPP 16-1004. The Architectural Permit would allow the removal of the non- historic 645 sf existing garage including a first floor addition of a 570 sf garage including 210 sf living space which would connect the garage and existing 980 sf historic single story house, to also allow the addition of a second story master bedroom addition of 570 sf for a total residence of 2,349 square feet.
The Historic Preservation Permit would allow relief from the South side setback requirements.

DISCUSSION

The subject residence most closely resembles that of a Queen Anne-style cottage constructed circa-1888 and has few alterations since its original construction and been well maintained. The subject residence is currently on the City of Pacific Grove's Historic Resources Inventory (HRI)

and is considered to be locally significant. The period of historical significance for this property is from 1873-1902, the "Early Development of Pacific Grove" period. The features are noted on the documents referenced; copies are attached to the agenda report. The style of the new construction as proposed is similar to and subtly differentiated from that of the historic house making it visually clear between historic and new construction. The proposed addition of a two story addition replacing a large modern garage and remodel of a substandard porch to the rear of the historic house is consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties.

The following General Plan, Historic and Archaeological Resources, Chapter 7, goals, policies, and programs are applicable to the Architectural Permit application.

Program M Ensure that development in the Retreat, and in other historic areas, is consistent with maintaining their traditional scale and character.

The property is located in an Area of Special Biological Significance

Zoning Code

The proposed project is in conformance with all requirements of the R-1 zone, including but not limited to setbacks except for the legal non-conforming existing side yard setback, height limits, and site coverage.

The proposed project will have a building coverage of 39.7%, which is within the allowable maximum building coverage of 40%, pursuant to P.G.M.C. 23.16.040. The proposed project will have a site coverage of 56.7%, which is within the allowable maximum site coverage of 60%. The proposed project will have a gross floor area 2,349 square feet, which is within the allowable maximum gross floor area of 2,373 square feet.

S.23.76.060 allows relief from zoning standards for properties on the Historic Resources Inventory to permit the restoration or improvements to a structure on the HRI. R-1 side yard setback requirements are 10% of the lot width. In this case the required side yard has a setback of 8'. The existing legal non-conforming setback for the south side yard is 6'2.5". The proposed addition would allow this non-conforming setback to remain. The existing non-compliant north side yard setback of 5' will be brought into compliance with the removal of the existing garage and the adjusted footprint of the new garage will meet the required side yard setback of 8'.

The proposed addition has a building height of 24'11" which is under the allowable 25'

Trees and Landscaping:

No tree removal is being proposed as part of this development. The City Arborist will insure that tree protection measures are being met.

Architectural Review Guidelines for Historic Buildings:

The project proposal appears to adhere to the following Architectural Review Guidelines:

Guideline 1; Neighborhood Context:

The proposed addition complements the neighborhood. The neighborhood itself retains many historic properties. There are newer buildings as well as altered historic buildings which make reference to the historic context; neighborhood change should be slow and evolutionary.

Guideline 2: Effects of additions on historic scale and character:

By placing a connector back from the historic building the new work can be distinguished from the historic building which assists to preserves the overall character of the historic structure.

Guideline #3: Preservation of character-defining features.

The proposed addition preserves distinctive features that serve to define the structure as historic.

Guideline #4: Compatibility of new work with old:

By differentiating the new work with the historic building the addition is compatible with the original historic building.

Historic Review:

The November 23, 2016 Phase 2 Historic Report by Elizabeth Moore concluded the proposed project is in conformance with the Secretary of the Interior Standards.

The assessment found that the proposed design alterations to the historic residence meet the Secretary of the *Interior's Standards for Rehabilitation*. The proposed changes do not impact the remaining character-defining features or overall historic integrity of the building. Because the proposed alterations to the building meet the *Standards*, the alterations are considered as mitigated to a level of less than a significant impact on the historic resource and do not constitute a substantial adverse change to the historic resource.

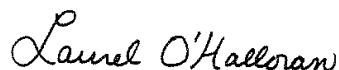
Environmental Determination:

The project qualifies for a Class 1 exemption from CEQA requirements, pursuant to Section 15301(e) (1) – Existing Facilities. The proposed addition and alterations do not present any unusual circumstances that would result in a potentially significant environmental impact. The proposed alterations do not constitute a substantial adverse change to the historic resource, thus conforming to the requirements of the California Environmental Quality Act (CEQA).

ATTACHMENTS

- A. Permit Application
- B. Project Data Sheet
- C. Draft Permit
- D. Phase II Historic Report
- E. CEQA Documentation
- F. Project Plans

RESPECTFULLY SUBMITTED:



Laurel O'Halloran, Associate Planner



CITY OF PACIFIC GROVE

Community Development Department – Planning Division

300 Forest Avenue, Pacific Grove, CA 93950

Tel: 831.648.3190 • Fax: 831.648.3184 • www.cityofpacificgrove.org/cedd

Permit Application

Application # AP/HPP 16-1004

Date: 11/28/16

Total Fees: \$4,743.30

Received by: H. Aziz

APPLICANT/OWNER:	Project Address: <u>213 GRANITE AVENUE</u> APN: <u>006-314-016-000</u>	
	Project Description: <u>Renovation & Addition to an existing historic residence including new windows, doors, decks interior walls and a new master suite</u>	
	<u>Applicant</u>	<u>Owner</u>
	Name: <u>Hunter Eldridge AIA</u> Phone: <u>(831) 333-0700</u> Email: <u>hunter@hpe-arch.com</u> Mailing Address: <u>P.O. Box 716</u> <u>Pacific Grove CA 93950</u>	Name: <u>Ben & Heather Lazare</u> Phone: <u>(646)-334-2771</u> Email: <u>Lazare.ben@gmail.com</u> Mailing Address: <u>752 Lighthouse Avenue</u> <u>Pacific Grove CA 93950</u>
PLANNING STAFF USE ONLY:	Permit Request:	
	<input type="checkbox"/> CRD: Counter Determination <input type="checkbox"/> AUP: Administrative UP <input type="checkbox"/> IHS: Initial Historic Screening <input type="checkbox"/> AVAR: Administrative VAR <input checked="" type="checkbox"/> AP: Architectural Permit <input type="checkbox"/> UP-A: UP Amendment <input checked="" type="checkbox"/> HPP: Historic Preservation <input type="checkbox"/> VAR-A: VAR Amendment <input checked="" type="checkbox"/> AAP: Administrative AP <input type="checkbox"/> AUP-A: AUP Amendment <input type="checkbox"/> A: Appeal <input type="checkbox"/> AVAR-A: AVAR Amendment <input type="checkbox"/> ADC: Admin Design Change <input type="checkbox"/> SU: Second Unit <input type="checkbox"/> TPD: Tree Permit W/ Dev't <input type="checkbox"/> MMP: Mitigation Monitoring <input type="checkbox"/> SP: Sign Permit <input type="checkbox"/> LLA: Lot Line Adjustment <input type="checkbox"/> PUU: Undocumented Unit <input type="checkbox"/> Stormwater Permit <input type="checkbox"/> UP: Use Permit <input type="checkbox"/> LM: Lot Merger <input type="checkbox"/> VAR: Variance <input type="checkbox"/> Other:	
	CEQA Determination:	
	<input checked="" type="checkbox"/> Exempt <input type="checkbox"/> Initial Study & Mitigated Negative Declaration <input type="checkbox"/> Environmental Impact Report	
Review Authority:		
<input type="checkbox"/> Staff <input type="checkbox"/> HRC <input type="checkbox"/> ZA <input type="checkbox"/> PC <input type="checkbox"/> SPRC <input type="checkbox"/> CC <input checked="" type="checkbox"/> LARB <input type="checkbox"/> _____		
Active Permits:		
<input type="checkbox"/> Active Planning Permit <input type="checkbox"/> Active Building Permit <input type="checkbox"/> Active Code Violation Permit #: _____		
Overlay Zones:		
<input type="checkbox"/> Butterfly Zone <input type="checkbox"/> Coastal Zone <input checked="" type="checkbox"/> Area of Special Biological Significance (ASBS) <input type="checkbox"/> Environmentally Sensitive Habitat Area (ESHA)		
Property Information		
Lot: _____ Block: _____ Tract: <u>PG Addition</u> ZC: <u>R-1</u> GP: <u>MDR17.4 DU/AC</u> Lot Size: <u>4,4800</u> <input checked="" type="checkbox"/> Historic Resources Inventory <input type="checkbox"/> Archaeologically Sensitive Area		
Staff Use Only:		
NOV 28 2016 SPAD <u>4,743.30</u> <u>11-28-16</u>		

CERTIFICATION – I, the undersigned, under penalty of perjury, depose and certify that I am the applicant for this request, that the property owner approves this application and that all statements contained herein, including all documents and plans submitted in connection with this application, are true and accurate to the best of my knowledge.

Applicant Signature: [Signature]

Date: 11/28/16

Owner Signature (Required): [Signature]

Date: 11/28/16

PROJECT DATA SHEET

Project Address: 213 Granite Street, Pacific Grove

Submission Date:

Applicant(s): Ben & Heather Lazare

Permit Type(s) & No(s):

	REQUIRED/ Permitted	Existing Condition	Proposed Condition	Notes
Zone District	R-1	R-1	R-1	
Building Site Area		4480 SF	4480 SF	
Density (multi-family projects only)	NA			
Building Coverage	1792 SF (40%)	1643 SF (36.6%)	1779 SF (39.7%)	
Site Coverage	2688 SF (60%)	2293 SF (51.2%)	2544 SF (56.7%)	
Gross Floor Area	2373 SF	1643 SF	2349 SF	
Square Footage not counted towards Gross Floor Area	NA	NA	19 SF	BAY WINDOW PROJECTION CEILING LOWER THAN 7' TALL & CANTILEVERED FROM MAIN BLDG.
Impervious Surface Area Created and/or Replaced	NA	NA	1200 SF	REPLACED GARAGE (670 SF) + NEW DECKS (375 SF) + NEW CONNECTOR BTWN. HOUSE GARAGE (210 SF) + REPLACED WALKWAY (45 SF)
Exterior Lateral Wall Length to be demolished in feet & % of total*	NA	226.64'	ft/ %	HISTORIC = 39.72' (17.5% OF TOTAL / 31.4% OF HISTORIC) NON-HISTORIC = 100.36' (44.28%) SEE DEMO PLAN A 1.2
Exterior Lateral Wall Length to be built	NA	NA	154'-6"	SEE PROPOSED PLAN A 1.3
Building Height	25 FT.	22'-1"	24'-11"	
Number of stories		1	1.5	
Front Setback	15'	11'-5"	11'-5"	EXISTING NON-COMPLIANT FRONT YARD SETBACK AT HISTORIC RESIDENCE TO REMAIN
NORTH Side Setback (specify side)	8' (10% SITE WIDTH)	4'-11.75"	8'-2.75"	EXISTING NON-COMPLIANT NORTH SIDE YARD AT EXISTING GARAGE HAS BEEN MADE COMPLIANT VIA ADJUSTED FOOTPRINT OF UPDATED GARAGE
SOUTH Side Setback (specify side)	8' (10% SITE WIDTH)	6'-2.5"	6'-2.5"	EXISTING NON-COMPLIANT SOUTH SIDE YARD AT HISTORIC RESIDENCE TO REMAIN
Rear Setback	10'	11'-1.75" @ GARAGE/ 11'-4" @ HOUSE	11'-1.75" @ GARAGE/ 11'-4" @ HOUSE	REAR SETBACK TO REMAIN AT GREATER THAN REQ'D DISTANCE; TYP.
Garage Door Setback	20'	20'	20'	NO CHANGE
Covered Parking Spaces	1	2	1	
Uncovered Parking Spaces	1	1	1	
Parking Space Size (Interior measurement)	9' x 20'	10'-6"X20'	13'X20'	
Number of Driveways	1	1	1	
Driveway Width(s)	9'	17'-7"	17'-7"	NO CHANGE
Back-up Distance	20'	20'-0"	20'-0"	NO CHANGE
Eave Projection (Into Setback)	3' maximum	4'-0.25" @ EXISTING GARAGE NORTH SIDE	0'-10" @ RENOVATED GARAGE NORTH SIDE	ALL AREAS W/ EAVE PROJECTION GREATER THAN 3' INTO SETBACK ARE AT EXISTING HISTORIC RESIDENCE TO REMAIN
Distances Between Eaves & Property Lines	3' minimum	WORST CASE EXISTING = 3'-11.75" @ NORTH SIDE OF GARAGE	WORST CASE PROPOSED = 5'-2.25" @ SOUTH SIDE EXISTING HIST. RES. TO REMAIN	NO PROPOSED EAVES EXTEND TO WITHIN 3' OF ANY PROPERTY LINE, EXCEPT @ HISTORIC RESIDENCE FOOTPRINT TO REMAIN
Open Porch/Deck Projections		NA	3'-8.75" REAR DECK FROM PROPERTY LINE	
Architectural Feature Projections	3'-0" MAX. INTO SETBACK	NA	1'-2"	BAY WINDOW PROJECTS 1'-2" INTO SETBACK
Number & Category of Accessory Buildings	NA	0	0	
Accessory Building Setbacks	NA	NA	NA	
Distance between Buildings	NA	11'-11.5"	NA	
Accessory Building Heights	NA	NA	NA	
Fence Heights		4.5' WOOD FENCE (SIDE/REAR) 3' WOOD PICKET (FRONT)		NO CHANGE TO EXISTING WOOD FENCES

*If project proposes demolition to an HRI structure, also indicate % of proposed demolition of the surface of all exterior walls facing a public street or streets, if applicable.

[Rev. 01/14/14]

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DEC 15 2016

CITY OF PACIFIC GROVE



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Community Development Department – Planning Division

300 Forest Avenue, Pacific Grove, CA 93950

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ARCHITECTURAL PERMIT AND HISTORIC PRESERVATION PERMIT AP AND HPP 16-980 FOR A PROPERTY LOCATED AT 213 GRANITE AVENUE, PACIFIC GROVE TO ALLOW THE REMOVAL OF THE NON- HISTORIC 645 SF EXISTING GARAGE. TO ALLOW A FIRST FLOOR ADDITION OF A 570 SF GARAGE INCLUDING 210 SF LIVING SPACE WHICH WOULD CONNECT THE GARAGE AND EXISTING 980 SF HISTORIC SINGLE STORY HOUSE. TO ALSO ADD A SECOND STORY MASTER BEDROOM ADDITION OF 570 SF FOR A TOTAL RESIDENCE OF 2,349 SQUARE FEET. THE HISTORIC PRESERVATION PERMIT WOULD ALLOW RELIEF FROM THE SOUTH SIDEYARD SETBACK REQUIREMENTS FOR THE ADDITION TO THE HISTORIC RESIDENCE.

FACTS

1. The subject site is located at 213 Granite Avenue, Pacific Grove, 93950 APN 006-314-016
2. The subject site has a designation of Medium Density Residency 17.4 DU/AC on the adopted City of Pacific Grove General Plan Land Use Map.
3. The project site is located in the R-1 zoning district.
4. The subject site is 4,480 square feet.
5. The subject site is developed with a single family dwelling which is on the City's Historic Resources Inventory.
6. The subject site has a legal non-conforming south side yard setback.
7. A Phase 2 Historic Report by Elizabeth Moore dated November 23, 2016 was prepared.
8. This project has been determined to be CEQA Exempt under CEQA Guidelines 15331.

FINDINGS

1. The proposed development will meet the development regulations set forth in the R-1 zoning district including setbacks, with the exception of the front and side yard, which are legal non-conforming, height requirements, and parking requirement, and;
2. S.23.76.060 allows relief from zoning standards for properties on the Historic Resources Inventory to permit the restoration or improvements to a structure on the HRI. R-1 side yard setback requirements are 10% of the lot width. In this case the south side yard has a setback of 8'. The existing legal non-conforming setback for the side yard is 6'-2.5". The proposed addition will retain this non-conforming setback.
3. The November 23, 2016 Phase 2 Historic Report by Elizabeth Moore concluded the proposed project is in conformance with the Secretary of the Interior Standards.
4. The architecture and general appearance of the completed project is compatible with the neighborhood because the proposed exterior will be compatible with the size, scale and proportions of the existing residence and other residences in the neighborhood, in that the proposal is consistent with Architectural Review Guidelines For Historic Buildings No.'s 1,2,3,4;
3. The completed project will neither be detrimental to the orderly and harmonious development of the city nor impair the desirability of investment or occupation in the neighborhood because the project will be improving the subject property, and;
4. The Staff have been guided by and made reference to applicable provisions of the Architectural Review Guidelines in making its determinations on single-family residences.

PERMIT

ARCHITECTURAL PERMIT & HISTORIC PRESERVATION PERMIT AP & HPP 16-1004 for a property located at 213 Granite Avenue, Pacific Grove to allow:

- 1) the removal of the non- historic 645 sf existing garage.
- 2) a first floor addition of a 570 sf garage including 210 sf living space which would connect the garage and existing 980 sf historic single story house.
- 3) to add a second story master bedroom addition of 570 sf for a total residence of 2,349 square feet.

Historic Preservation Permit to allow:

- 1) Relief from the South side setback requirements.

CONDITIONS OF APPROVAL

1. **Permit Expiration.** This permit shall expire and be null and void if a building permit has not been applied for within one (1) year from and after the date of approval. Application for extension of this approval must be made prior to the expiration date.
2. **Construction Compliance.** All construction must occur in strict compliance with the proposal as set forth in the application, subject to any special conditions of approval herein. Any deviation from approvals must be reviewed and approved by staff, and may require Architectural Review Board approval.
3. **Terms and Conditions.** These terms and conditions shall run with the land, and it is the intention of the CDD Director and the Permittee to bind all future owners and possessors of the subject property to the terms and conditions, unless amended. Amendments to this permit may be achieved only if an application is made and approved, pursuant to the Zoning Code.
4. **Public Works, Fire and Building.** Review and approval by the Public Works, Fire and Building Departments are required prior to issuance of a building permit. Work taking place in the public right-of-way shall require an encroachment permit prior to issuance of the building permit.
5. **Conformance to Plans.** Development of the site shall conform to approve plans for "Lazare residence" dated November 16, 2016, on file with the Community and Economic Development Department and to the Building Code, with the exception of any subsequently approved changes.
6. **Tree Protection Standards During Construction:** Pursuant to Municipal Code Chapters 12.20 and 12.30, and the *Urban Forestry Standards*, all trees that are otherwise protected and will be impacted as a result of Development, both proposed for pruning or removal and where the development will impact the critical root zone of the tree are protected. Prior to issuance of the building permit, the Project Arborist shall review grading, drainage, utility, building and landscape plans to determine impacts to individual Trees, to determine required minimum Tree protection standards during construction.
7. **Street Trees.** One tree must be planted per 30 feet of frontage, with a minimum of two trees.
8. **Historic.** Any historic elements removed from the historic dwelling, including but not limited to windows, and doors, must either be reused on-site or stored for future use, to the greatest extent practicable.
9. **Stormwater Treatment Measure:** The stormwater treatment measures shall be maintained by the property owner in perpetuity and City of Pacific Grove staff shall be allowed access to inspect all stormwater treatment measures on an annual basis.
10. **Lighting:** All exterior lighting must conform to Architectural Review Guidelines Nos. 10,11,12.
11. **Building Plans:** All conditions of approval for the Planning permit(s) shall be printed on a full size sheet and included with the construction plan set submitted to the Building Department.

12. **Story Poles and Netting:** Following the 10 day appeal period all story poles and netting are required to be removed.

NOW, THEREFORE, BE IT RESOLVED BY THE ARCHITECTURAL REVIEW BOARD OF THE CITY OF PACIFIC GROVE:

1. The Board determines that each of the Findings set forth above is true and correct, and by this reference incorporates those Findings as an integral part of this Permit.
2. The Board authorizes Approval of AP & HPP 16-1004
3. This permit shall become effective upon the expiration of the 10-day appeal period.
4. This permit shall not take effect until the owner acknowledges and agrees to all terms and conditions and agrees to conform to and comply with those terms and conditions.

Passed and adopted at a regular meeting of the Architectural Review Board of the City of Pacific Grove on the 10th day of January, 2017 by the following vote:

AYES:

NOES:

ABSENT:

APPROVED:

Rick Steres, Chair

The undersigned hereby acknowledge and agree to the approved terms and conditions, and agree to fully conform to, and comply with, said terms and conditions.

Ben Lazare, Owner

Date



CITY OF PACIFIC GROVE
Community Development Department – Planning Division
 300 Forest Avenue, Pacific Grove, CA 93950
 T: 831.648.3190 • F: 831.648.3184 • www.ci.pg.ca.us/cdd
NOTICE OF EXEMPTION FROM CEQA

Property Address/Location: 213 Granite, Pacific Grove, CA 93950

Project Description: AP HPP 161004

Description: Renovation and addition to existing single-family residence on the Historic Resources Inventory.

APN: 006314009000

ZC: R-1

Lot Size: 4,480

Applicant Name: Hunter Eldridge	Phone #: 831-333-0700
Mailing Address: P.O. Box 716	
Email Address:	

Public Agency Approving Project: City of Pacific Grove, Monterey County, California

Exempt Status (Check One):

- Ministerial (Sec. 21080(b)(1):15268))
- Declared Emergency (Sec. 21080(b)(3): 15269(a))
- Emergency Project (Sec. 21080(b)(4); 15269(b)(c))
- Categorical Exemption
 Type and Section Number: Section 15301(e) (1)
- Statutory Exemption
 Type and Section Number:
- Other:

Exemption Findings:

The project qualifies for a Class 1 exemption from CEQA requirements, pursuant to Section 15301(e) (1) – Existing Facilities. The proposed addition and alterations do not present any unusual circumstances that would result in a potentially significant environmental impact. The proposed alterations do not constitute a substantial adverse change to the historic resource, thus conforming to the requirements of the California Environmental Quality Act (CEQA).

Contact: Laurel OHalloran, Planning Department, City of Pacific Grove

Contact Phone: (831) 648-3183

Signature: Laurel OHalloran

Date: 12-6-16

E L I Z A B E T H M O O R E A R C H I T E C T
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PHASE I & II HISTORIC ASSESSMENTS

NAME AND ADDRESS OF THE PROPERTY

LAZARE RESIDENCE - BUILT IN 1888
213 Granite Street
Pacific Grove, CA 93950

APPLICANT

Hunter Eldridge, Architect
PO Box 716
Pacific Grove CA 93950

OWNER

Ben and Heather Lazare
752 Lighthouse Ave
Pacific Grove CA 93950

November 23, 2016

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CITY OF PACIFIC GROVE
COMMUNITY DEV DEPT

PHASE I & II HISTORIC ASSESSMENTS

LAZARE RESIDENCE - BUILT IN 1894

213 Granite Street, Pacific Grove CA 93950

INTRODUCTION

The following Phase II Historic Assessments for the residential property located at 213 Granite Ave (APN 006-314-016-000), in Pacific Grove, has been prepared as required by the City of Pacific Grove and the California Environmental Quality Act (CEQA).

PHASE I HISTORIC ASSESSMENT

HISTORIC CONTEXT

The period of historical significance for this property is from 1873-1902, the "Early Development of Pacific Grove " period. When assessed per the City of Pacific Grove's Historic Context Statement (HCS), approved in October 2011, though late in this period of significance (or early in the next), this building possesses features of the Queen Anne Cottage Style, an important style in this period. Development of this property shows on neither the HCS map of properties constructed during "Early Development of Pacific Grove" period (1873-1902) page 46, nor the map of "Pacific Grove Comes of Age" period (1903-1926), page 117

In the United States in this period, George Custer is killed at Little Big Horn, The Panama Canal was begun, Coca Cola was invented, Albert Einstein was born, President McKinley assassinated, Theodore Roosevelt becomes president.

In Pacific Grove, from the first annual camp meeting and first lots sold in the 1870's, to Charles Tuttle's drugstore opening, construction of the Methodist-Episcopal Church and Assembly Hall, and the opening of the Pacific Grove Police Department in the 1880's, to the opening of the first public school, the first electric lights and streetlights, it was a period of development and change. The subject house was constructed at the very end of this period, just prior to the establishment of Pacific Grove Library, and both The Mayflower Church and The Mammoth Stables Burned down.

The facet of history associated with this particular property is significant in regard to the birth and growth of Pacific Grove. In this period, tent cabins were the beginning, giving way to vernacular buildings. As the period went on there was a shift toward a greater variety of architectural styles including a range of such as Gothic Revival (1870s-1890s), Queen Anne (1880s-1905), as well as Italianate (1870s-1880s), Arts and Crafts, and Prairie or Bungalow styles to name a few. It is a period that saw changes and important trends in art, design and culture as well as architecture, the taming and settling of frontier.

The residence on the subject property suggests Queen Anne Cottage Style, per the HCS description of that style with: use of applied decoration, concentrated on the porch, fish scale shingles in gable ends. Secondary building elements and the garage reflect a more Vernacular Style, with simple forms, wood siding, medium pitched roof and small roof overhangs. There are a variety of wood sash window types, mostly double hung.

The 1888 building retains original design integrity and is in very good condition, having been well maintained. When considered in the neighborhood as a whole, the property has sufficiently significant character to convey the aspect of history with which that style is associated. The neighborhood itself retains many historic properties. There are also newer buildings, as well as altered older buildings, which also make reference to the historic context. Thus, the neighborhood is important in illustrating the historic context.

HISTORICAL BACKGROUND

The City of Pacific Grove and Monterey County Assessor's records show the single family dwelling was built on the property at 213 Granite, in 1888.

At the time of construction the subject house was owned by R. L. Holman, and was later sold to his son W. R. Holman. It is located directly behind the large house we know today as "The Holman House", a Victorian converted to Spanish style, on Lighthouse avenue. The subject property has been passed down through the family and is still owned by direct decedents of the Holman family, Ben and Heather Lazare.

This house was originally built as a one story, single-family dwelling. It was a rectangle, the gable end facing the street, and a shed-roofed porch with across the facade. The façade is simply detailed with modest trims and posts. A porch was added on the rear of the building, where later the porch enclosed with lesser quality construction. The modern detached garage is constructed to match the historic construction of the house.

DESCRIPTION OF THE HISTORIC RESOURCE

Per the HCS, the architectural style of subject house most closely resembles that of a Queen Anne Style cottage.

The house is a simple rectangle with a medium pitched hip roof and a gable roof element, with decorative fish-scale shingles in the gable end, over the east half of the façade and front porch. The windows are the original double hung sash, those on the front of the house have small ornamental divided lights around the edges.

The detached single car garage sits on the north end of the property, beside and set back from the front of the historic house. The garage exterior is similar to the horizontal board siding of the house though there is little roof overhang.

There is tidy landscaping, including a white picket fence around the property, and a variety of shaped shrubs, hedges and a small tree.

The subject property is part of a neighborhood of one and two story houses of varying sizes and styles but the majority were built in the end of the 1800s or the first quarter of the 1900s. The neighborhood is tidy. Most of the houses are there are in good condition. The subject house has had few alterations and been well maintained. The non-historic detached garage addition is in keeping with the character of the original construction.



WEST ELEVATION – 213 GRANITE STREET (COMPOSITE PHOTO)



DETACHED GARAGE – NON-HISTORIC



1888 COTTAGE

EVALUATION FOR HISTORIC SIGNIFICANCE

The following assessment considers the subject property for historic significance and integrity based on the specific evaluation criteria for listing of the National Register of Historic Places (NRHP), the California Register of Historic Resources (CRHR), and the Pacific Grove Historic Resources Inventory (PGHRI). Each of the three resource inventories' evaluation criteria asks more specific, increasingly local questions of concern. A resource that does not qualify for listing based on the National Criteria may still demonstrate significant integrity for California or Pacific Grove listing.

National Register of Historic Places Sec. 60.4 Criteria for Evaluation:

The quality of significance in American history, architecture, archeology, engineering, and culture is present in districts, sites, buildings, structures, and objects that possess integrity of location, design, setting, materials, workmanship, feeling, and association, and:

(a) that are associated with events that have made a significant contribution to the broad patterns of our history;

No, the site is not associated with events significant to the broad patterns of our history.

(b) that are associated with the lives of persons significant in our past;

No, the site is not associated with the lives of persons significant in our past.

(c) that embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction;

No, this property does not possess individual distinction, nor does it represent the work of a master or possess high artistic values. It does not represent a significant and distinguishable entity.

(d) that have yielded, or may be likely to yield, information important in prehistory or history.

No, the property has not and is not likely to information important in prehistory or history.

The California Environmental Quality Act (CEQA), PRC Sec. 21084.1

CEQA requires all properties fifty years of age or older to be reviewed for potential historic significance. Criteria for significance in PRC Sec. 5024.1(a) asks;

1. Did any event of importance to the region, state or nation occur on the property?

No such event is associated with this house.

2. Did anyone of great importance to the region, state or nation occupy the property during the productive period of their lives?

No such person appear to have occupied this property.

3. Does the building represent an important architectural type, period, method of construction, or is it a good example of a noted architect or master-builder?

No. It is not an exemplary representation of an important architectural style, period or method of construction, nor is it the work of a noted architect or master builder.

4. Is the property is likely to yield information significant to the understanding of the areas history?

No. It is unlikely to yield information significant to the area's history.

The City of Pacific Grove Municipal Code, Sec. 23.76.025, evaluation criteria includes consideration of the following;

(a) Whether the structure has significant character, interest or value as part of the development, heritage or cultural characteristics of the city of Pacific Grove, the state of California, or the United States;

Yes. The house possesses significant character to convey the aspect of history with which it is associated.

(b) Whether it is the site of a significant historic event;

No record found shows this was the site of a significant historic event.

(c) Whether it is strongly identified with a person who, or an organization, which significantly contributed to the culture, history or development of the city of Pacific Grove;

No. While R. L. Holman and W. R. Holman each at one tome owned or lived in this small cottage, and both contributed significantly to the culture, history and development of Pacific Grove, neither is "strongly Identified" with the cottage, but are instead strongly identified with the "Holman House", located adjacent to this parcel on Lighthouse avenue.

(d) Whether it is a particularly good example of a period or style;

Yes. The original Queen Anne Style cottage is a good example of its period and able to convey its historic context.

(e) Whether it is one of the few remaining examples in the city of Pacific Grove possessing distinguishing characteristics of an architectural type or specimen;

No. There are many such buildings remaining in Pacific Grove.

(f) Whether it is a notable work of an architect or master builder whose individual work has significantly influenced the development of the city of Pacific Grove;

No reference to an architect or builder could be found.

(g) Whether it embodies elements of architectural design, detail, materials or craftsmanship that represent a significant architectural innovation;

No. It does not embody a significant architectural innovation.

(h) Whether it has representing an established and familiar visual feature of a neighborhood, community, or of the city of Pacific Grove;

Yes. This structure represents a familiar visual feature.

(i) Whether it retains the integrity of the original design;

Yes. The property retains significant original integrity.

(j) Whether it contributes to the architectural aesthetics and continuity of the street;

Yes. It contributes to architectural aesthetic and continuity of the street.

(k) Whether it is located within a geographically definable area possessing a concentration of historic properties, which visually contribute to each other and are unified aesthetically.

Yes. The neighborhood retains its historic context as it located in a geographically definable area that possesses a concentration of historic properties that visually contribute to each other and are unified aesthetically.

The Subject Property is listed in the following inventories of historic significance:

Pacific Grove Historic Resources Inventory

The Subject Property is not listed in any of the following inventories of historic significance:

California Register of Historic Places,
National Register of Historic Places,

Evaluation of this property includes use of the above as well as the following resources:

National Register Federal Program Regulations,
California Environmental Quality Act (CEQA), PRC Sec. 21084.1
Monterey County Assessors and Records Offices
Pacific Grove Planning Department
City of Pacific Grove Historic Resources Inventory
The Heritage Society of Pacific Grove

SUMMARY

Based on this evaluation, the building on the subject property at 213 Granite Street in Pacific Grove, California:

Does not appear to meet the national criteria of significance used for determining eligibility for the listing of resources, as it does not demonstrate historic significance when evaluated using NRHR Criteria. Further, it does not demonstrate, as stated in the NRHP Guidelines a “quality of significance in American History, architecture, archeology, engineering or culture”;

Does not appear to meet the state criteria for listing, as it does not demonstrate historic significance when evaluated using CRHR Criteria;

Does not retain sufficient overall integrity to convey historical significance and qualify for listing in the National or California Registers. It does not demonstrate sufficient historic integrity, based on evaluation of location, design, setting, workmanship, materials, feeling and association. The building design, materials, and workmanship are not exemplary as they relate to construction methods and architectural details, though the context of the building has not changed dramatically since its period of significance it has changed significantly;

Appears to meet the Pacific Grove criteria of significance used for determining eligibility for the listing of resources, when evaluated using the PGHRI criteria

PHASE I ASSESSMENT CONCLUSION

Based on the above analysis, the subject property located at 213 Granite Street, Pacific Grove CA., meets the criteria for historic significance per The City of Pacific Grove Municipal Code, Sec. 23.76.025, based on evaluation criteria a, d, h, i, j, & k.

PHASE II HISTORIC ASSESSMENT

The following is an analysis of the proposed alterations to the historically significant structures at 213 Granite Street, Pacific Grove CA, for the purpose of evaluating of their compliance with the Secretary of the Interiors Standards for the Treatment of Historic Properties, 1995: Rehabilitation.

An addition has been designed for the subject property by Architect Hunter Eldridge. It appears to be sensitive to the existing historic material, the character of the house and neighborhood, and in keeping with the Secretary of the Interior's Standards for Treatment of Historic Properties.

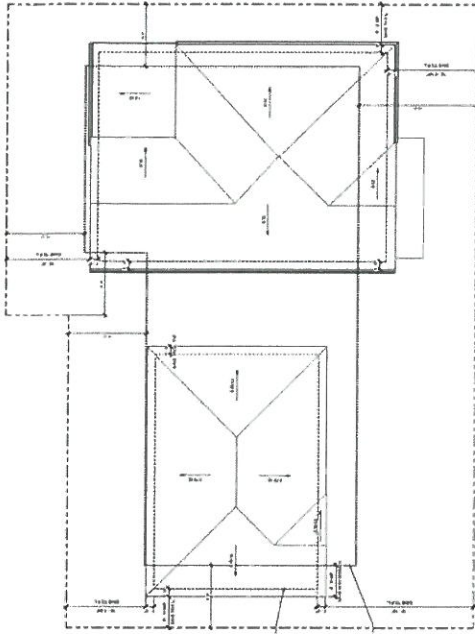
This proposed project includes an interior remodel, the removal of the existing non-historic detached garage with two-story building element proposed to take its place. The addition will include a garage below, living space above, and a minimal single story element attaching it to the 1888 house. All additions are proposed to the east of the existing building. An existing poorly constructed enclosed porch on the south east/rear corner of the house will be rebuilt, and the roof line altered there to extend the existing hip roof. Massing, forms and details of the new element are proposed to be similar to, but differentiated from the historic building. The addition will be down hill and the façade set back from the original house, helping to visually reduce its height.

New double hung wood windows at the addition will be of similar style, dimension and materials to that of the existing house. Size and grouping of the windows on the old house will be referenced in the design of the new. Several windows and exterior doors to the rear of the original building will be relocated to facilitate circulation and an updated interior.

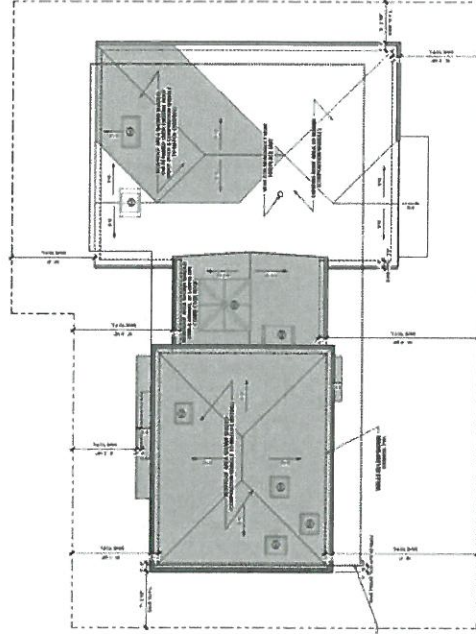
The style of the new construction as proposed, is similar to and subtly differentiated from that of the historic house. On the plans for the proposed project, where materials like those of the original construction are proposed for new construction, the dimensions of the new vary slightly, but visibly, from the existing. This will help make a visually clear differentiation between historic and new construction. The historic portion of the building has horizontal siding, the new will also have horizontal siding, varying somewhat in dimension from the early 20th century clapboard, reflecting changes in milling practices.



VIEW FROM THE NORTH WEST



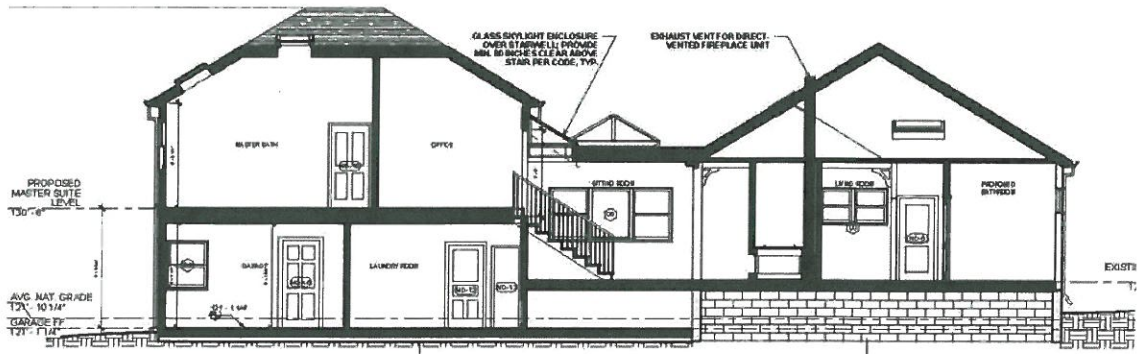
EXISTING ROOF PLAN



PROPOSED ROOF PLAN



WEST ELEVATION - EXISTING (Composite Photo)



CROSS SECTION - PROPOSED

Evaluation per The Secretary of the Interior's Standards for the Treatment of Historic Properties, 1995:

REHABILITATION

1. *A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.*

Yes. The property will continue to be used as a single family residence. Changes are proposed to the footprint to make it more suitable for a modern lifestyle. Distinctive materials, features, spaces and spatial relationships will be unaltered or minimally changed. The garage will remain unchanged.

2. *The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.*

Yes. The historic character and spatial relationships will be preserved. Proposed alterations limited to the non-historic portions of the existing construction.

3. *Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.*

Yes. Proposed material and detail are subtly but visibly different than the historic portion of the house. The new references the historic forms and materials, consistent with the period of significance of the house and its historic context.

4. *Changes to a property that have acquired historic significance in their own right will be retained and preserved.*

Yes. There have been a few and small alterations to the original house, most will remain. A flat roofed rear porch was tacked on, and later enclosed. This substandard construction, will be rebuild with more habitable construction.

5. *Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.*

Yes. Distinctive elements characterizing the property will be preserved.

7. *Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.*

Yes, historic materials will be undertaken with care.

8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.

Not applicable to this project.

9. *New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.*

Yes. Proposed work will preserve, not destroy, historic materials, features or special relationships characteristic of the property, and will be differentiated from and compatible with the historic to protect the integrity of property and environs.

10. *New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.*

Yes. The proposed addition will be outside of the historic footprint. The new construction will be attached to the existing cottage on a portion of the north elevation. East, south and west exterior walls, roof and floor structures will remain intact. Some minor adjustment of door and windows locations, limited to the side and rear elevations, and to interior spaces are proposed. The fabric, essence, integrity of the historic Queen Ann cottage will remain.

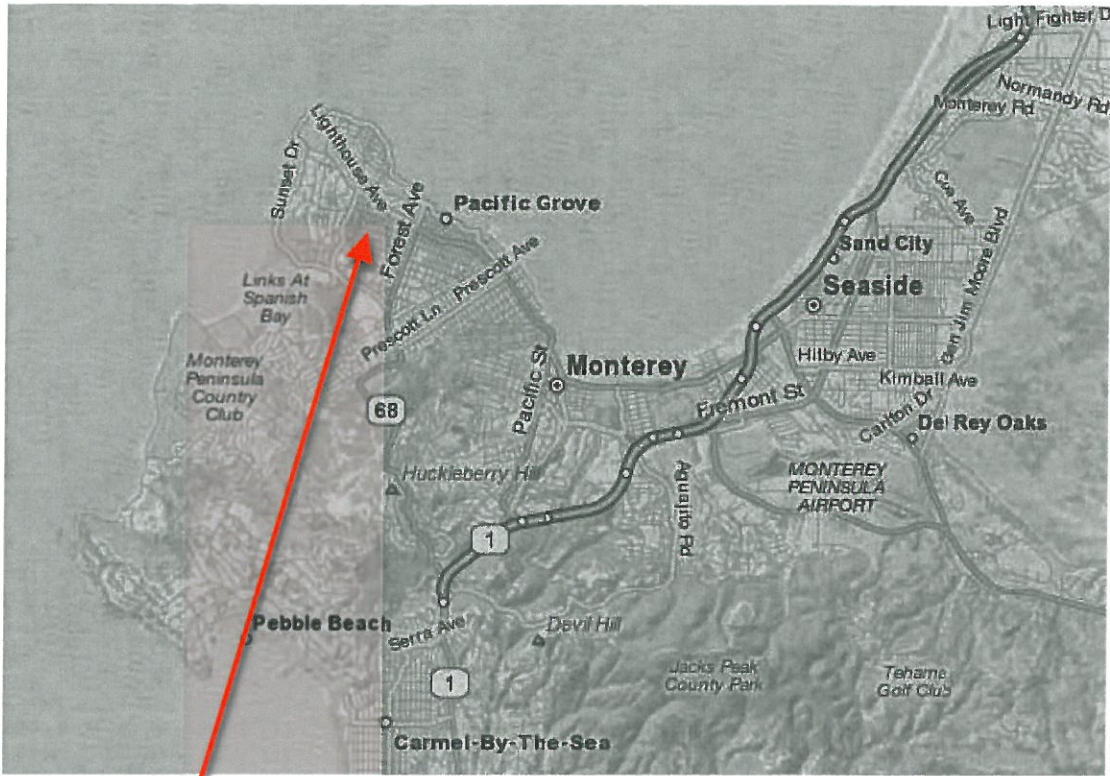
SUMMARY

The proposed plan for the historic property at 213 Granite Street in Pacific Grove, including a two storey addition replacing a large modern garage, and remodel of a substandard porch to the rear of the historic house, all consistent with the existing when evaluated per The Secretary of the Interior's Standards for the Treatment of Historic Properties, 1995, Rehabilitation section, is consistent with applicable criteria # 1, 2, 3, 4, 5, 6, 7, 9, & 10, # 8 is not applicable to this project.

Respectfully Submitted,



Elizabeth Moore



Location Map



Vicinity Map



AERIAL MAP



SUBJECT PROPERTY

NEIGHBORHOOD CONTEXT



HOLMAN HOUSE



SUBJECT PROPERTY

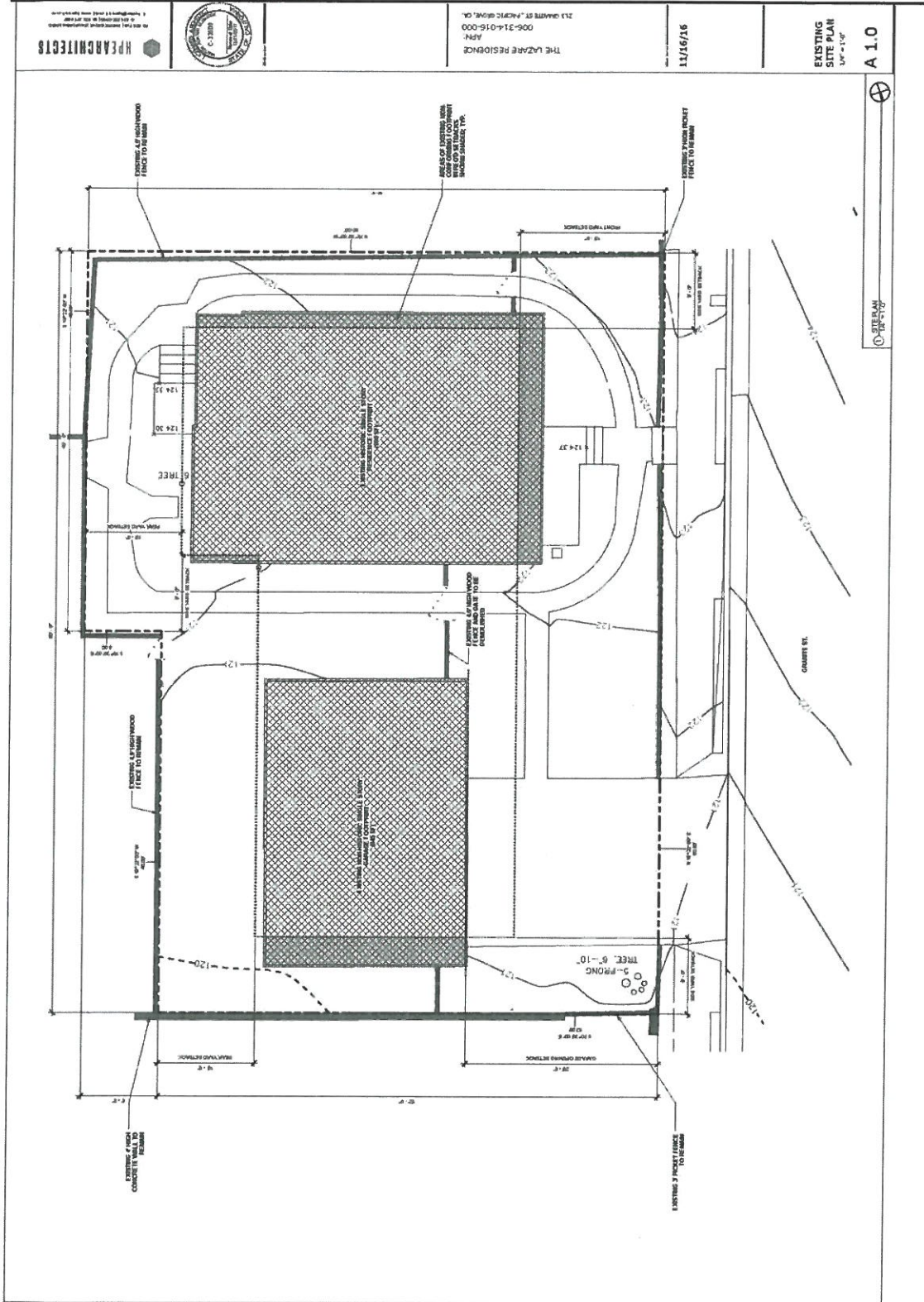


EAST SIDE OF GRANITE STREET

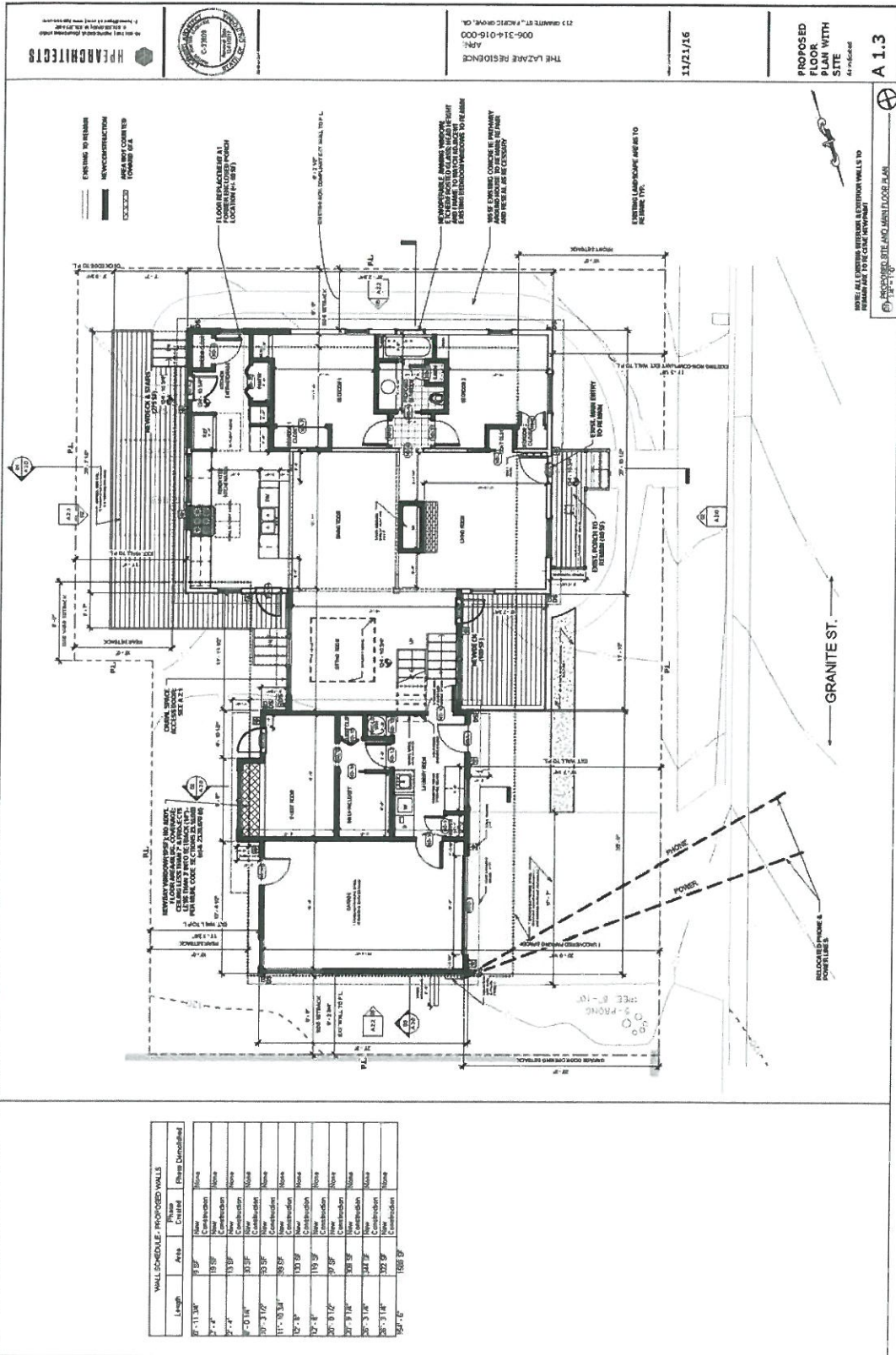


WEST SIDE OF GRANITE STREET

ARCHITECTURAL DRAWINGS




EXISTING SITE PLAN



PROPOSED FIRST FLOOR PLAN

HPA ARCHITECTS
 1001 W. 10th Street, Suite 100, Lincoln, NE 68502
 TEL: 402-441-1111 FAX: 402-441-1112
 www.hpaarchitects.com



THE LAZARE RESIDENCE
 APN: 006-314-016-000
 213 QUARTER ST., LINCOLN, NE, NE

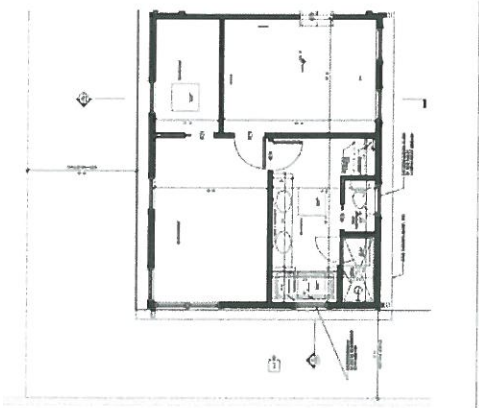
11/21/16

PROPOSED MASTER SUITE PLAN
 As indicated

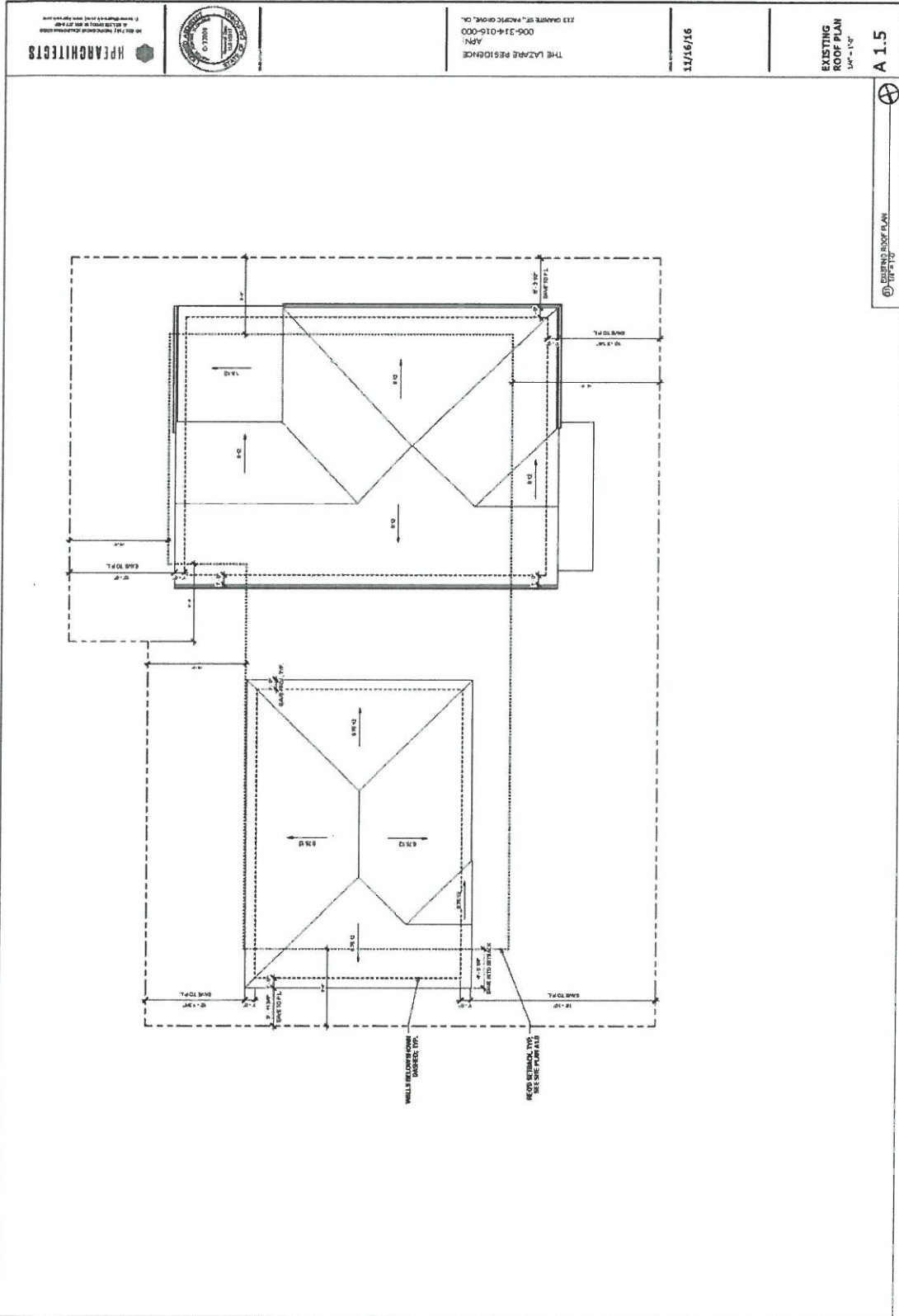
A 1.4

DATE OF MASTER SUITE ADDITION
 11/21/16

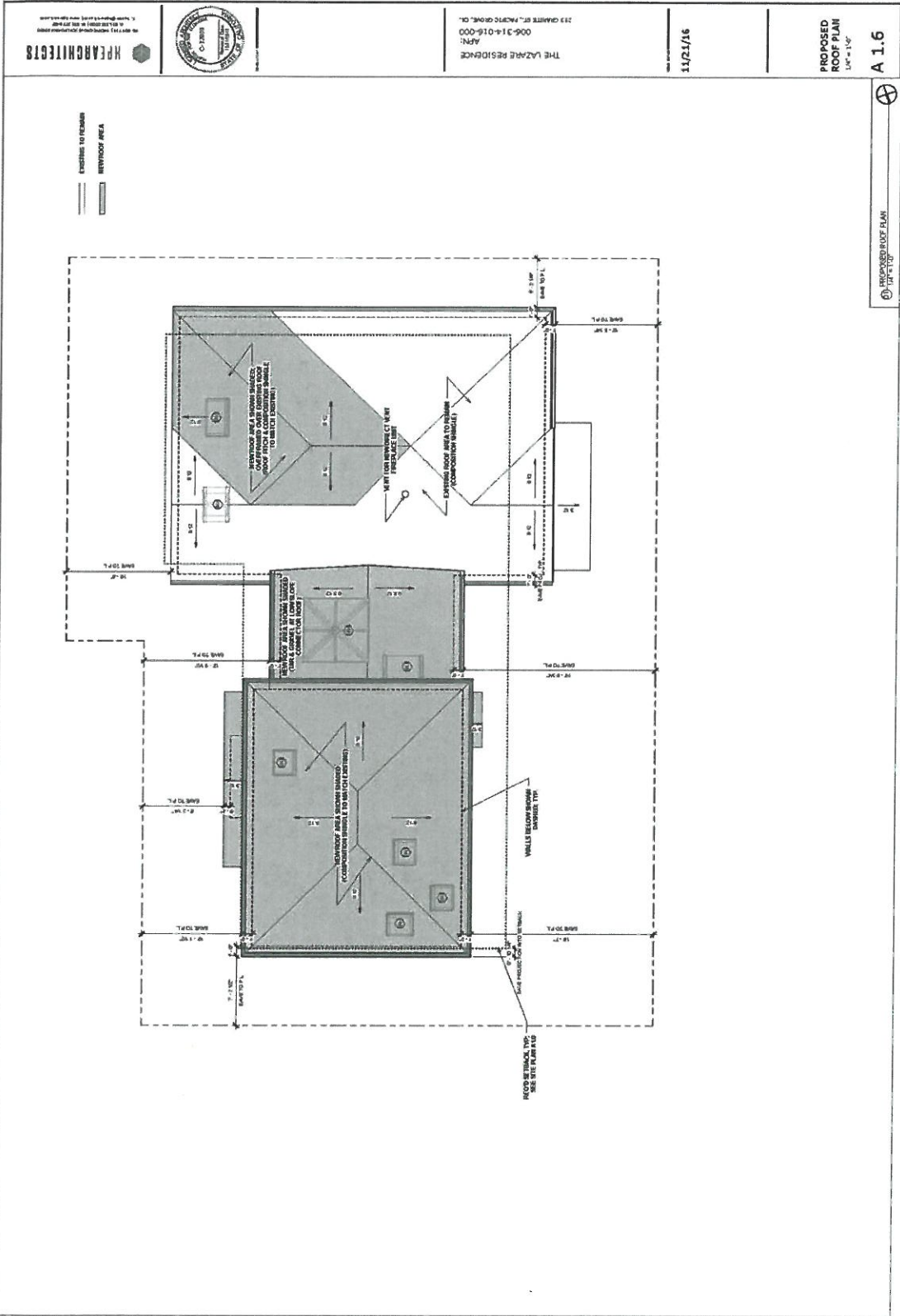
EXISTING TO REMAIN
 INTERCONSTRUCTION
 AREA NOT QUANTIFIED
 TO BE REMOVED





PROPOSED SECOND FLOOR PLAN



EXISTING ROOF PLAN



PROPOSED ROOF PLAN






THE LAZARE RESIDENCE
 APN: 006-314-016-000
 219 QUARRY ST, HARTFORD, CT 06105

11/21/16

PROPOSED ROOF PLAN
 1:4" = 1'-0"

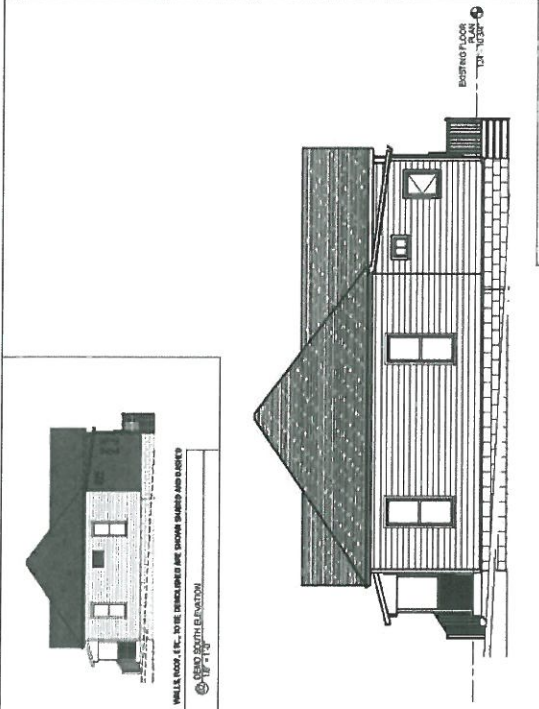
A 1.6

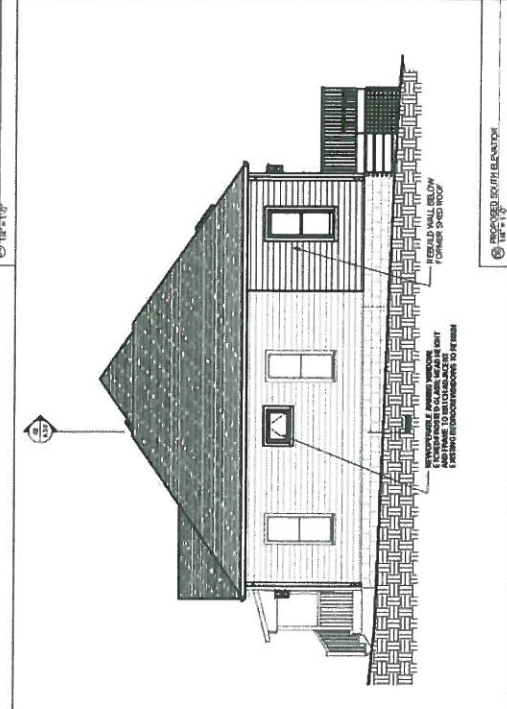
THE LAZARUS RESIDENCE
006-14-00-000
APR
11/01/16

NORTH & SOUTH ELEVATIONS
Architect

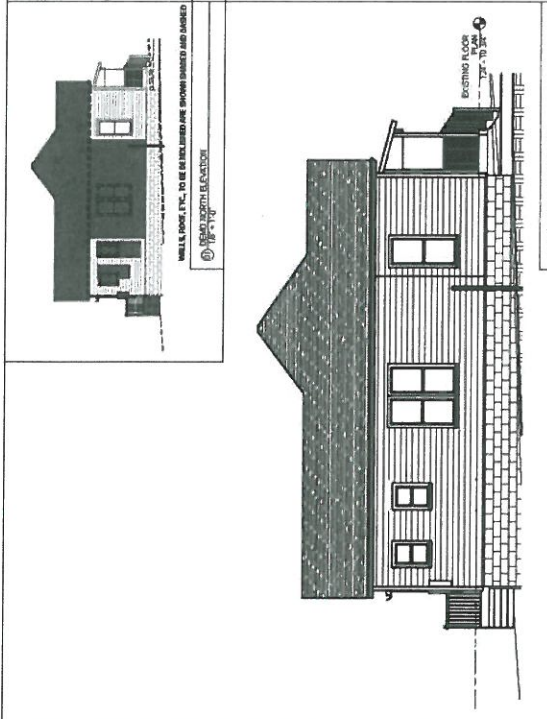
A 2.2



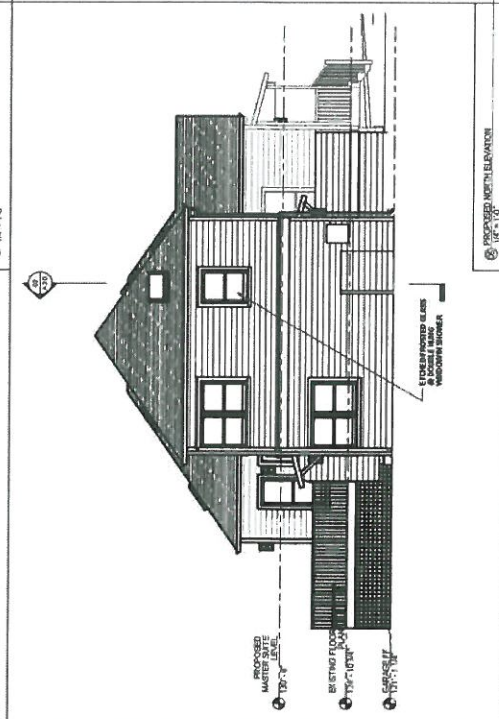
SOUTH ELEVATION - EXISTING



PROPOSED



NORTH ELEVATION - EXISTING



PROPOSED

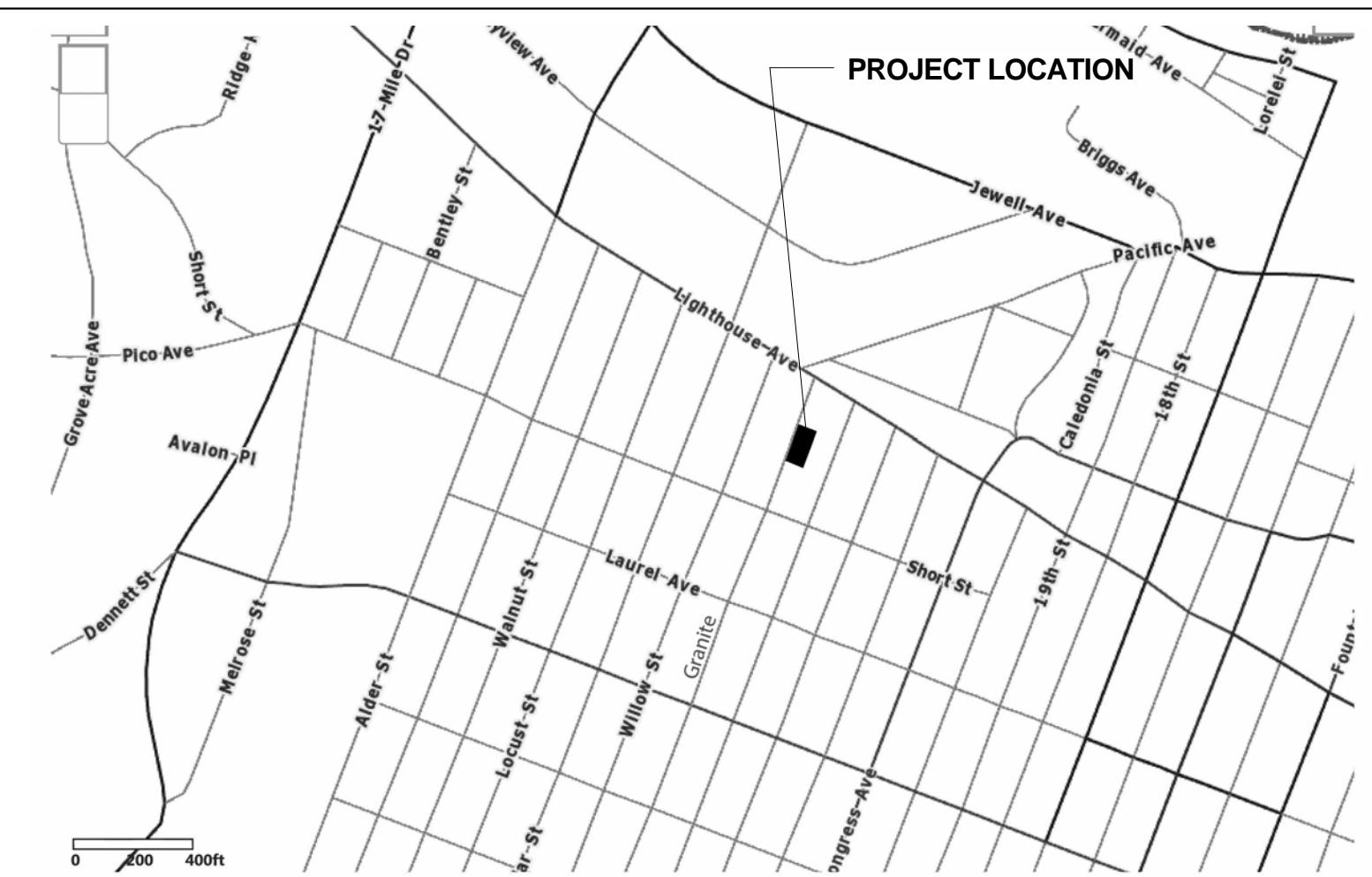
REMODEL AND ADDITION TO AN EXISTING DWELLING

THE LAZARE RESIDENCE

213 GRANITE STREET, PACIFIC GROVE



PROJECT LOCATION



PROJECT TEAM

ARCHITECT: HPE ARCHITECTS... STRUCTURAL ENGINEERING: DEREK BONSPER... ARCHITECTURAL HISTORIAN: ELIZABETH MOORE

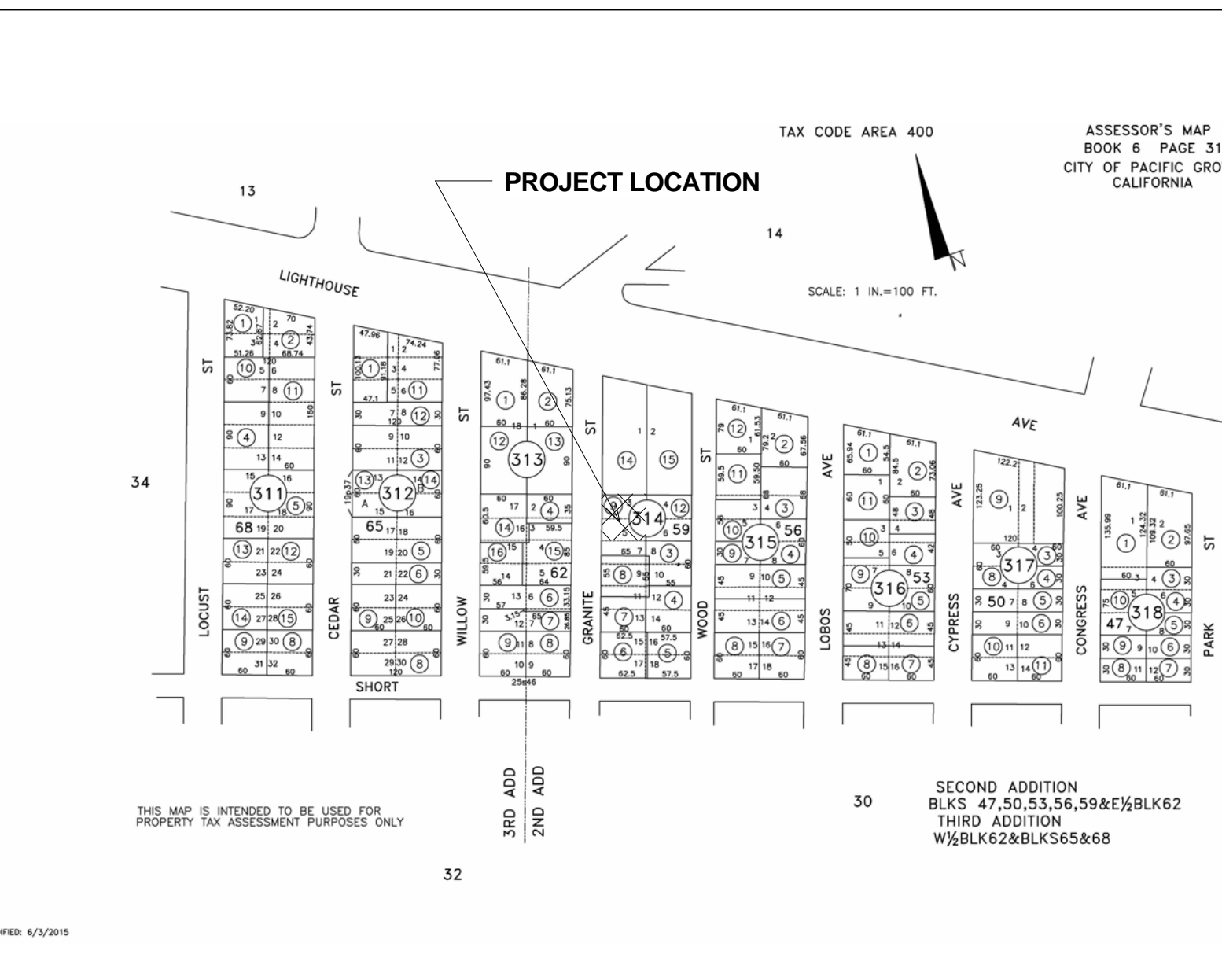
PROJECT DATA

APN: 006-314-016-000... LEGAL DESCRIPTION: PACIFIC GROVE ADD 2 LOTS 3 & 5 & NLY 20 FT OF LOT 7 BLK 59

SHEET INDEX

Table with 2 columns: Sheet Number, Sheet Name. Lists sheets A 0.0 through A 5.1 including COVER, NOTES, SURVEY, FLOOR PLANS, ELEVATIONS, and MATERIALS.

APN MAP



APPLICABLE CODES

THIS PROJECT SHALL COMPLY WITH TITLE 24 AND ALL CURRENT CODES LISTED AS FOLLOWS: 2013 CALIFORNIA RESIDENTIAL CODE, 2013 CALIFORNIA MECHANICAL CODE, etc.

SCOPE OF WORK

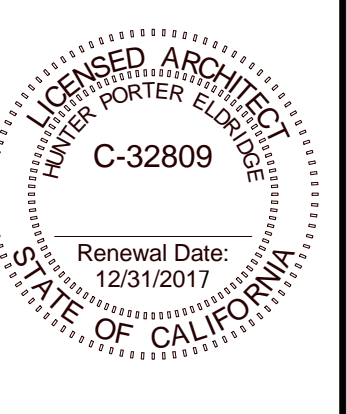
RENOVATION AND ADDITION TO AN EXISTING HISTORIC RESIDENCE, INCLUDING NEW WINDOWS, DOORS, DECKS, INTERIOR WALLS, AND A NEW MASTER SUITE. HISTORIC PRESERVATION PERMIT TO ALLOW FOR THE EXISTING NON-COMFORMING SITING OF THE HISTORIC RESIDENCE WITHIN THE SOUTH & WEST SETBACKS.

PROJECT DATA SHEET

Project Address: 213 Granite Street, Pacific Grove. Submittal Date: Applicant(s): Ben & Heather Lazare. Permit Type(s) & No(s):

Table with 5 columns: Category, Required/Permitted, Existing Condition, Proposed Condition, Notes. Rows include Zone District, Building Site Area, Density, Building Coverage, Site Coverage, Gross Floor Area, Square Footage, Impervious Surface Area, Exterior Lateral Wall Length, Building Height, Front Setback, Side Setback, Rear Setback, Garage Door Setback, Covered Parking Spaces, Uncovered Parking Spaces, Parking Space Size, Number of Driveways, Driveway Width(s), Back-up Distance, Eave Projection, Open Porch/Deck Projections, Architectural Feature Projections, Number & Category of Accessory Buildings, Accessory Building Setbacks, Distance between Buildings, Accessory Building Heights, Fence Heights.

*If project proposes demolition to an HRI structure, also indicate % of proposed demolition of the surface of all exterior walls facing a public street or streets, if applicable. [Rev. 01/14/14]



THE LAZARE RESIDENCE APN: 006-314-016-000 213 GRANITE ST., PACIFIC GROVE, CA.

ISSUE DATE: 11/21/16

COVER As indicated

A 0.0

Vertical text on the left margin: Hunter Porter Eldridge Architecture reserves its common law copyright and other property rights in these plans. These plans and drawings are not to be reproduced in any form or manner whatsoever without first obtaining the express written permission and consent of Hunter Porter Eldridge Architecture, nor are they to be assigned to any third party without permission and consent.

ABBREVIATIONS

SITE NOTES

GENERAL NOTES

GENERAL NOTES

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Table of abbreviations with columns for symbol, description, and code. Includes entries like AND ANGLE, AIR CONDITIONER, ALUMINUM, etc.

1. UNNECESSARY GRADING AND DISTURBING OF SOIL SHALL BE AVOIDED. 2. ALL NEWLY EXPOSED SOIL SHALL BE PROTECTED FROM EROSION AT ALL TIMES. SEED AND STRAW MUCH OR EROSION CONTROL BLANKETS SHALL BE EMPLOYED TO PREVENT SEDIMENT FROM LEAVING THE SITE OR ENTERING ANY WATERCOURSE.

1. THE CONTRACTOR SHALL FIELD VERIFY THE DIMENSIONS, ELEVATIONS, AND OTHER REQUIREMENTS NECESSARY FOR CONSTRUCTION. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT. 2. TYPICAL CONSTRUCTION REQUIREMENTS OF THE 2013 CRC SHALL APPLY WHERE APPLICABLE AND WHEN NOT SPECIFICALLY NOTED OTHERWISE ON THE DRAWING.

FIRE SAFETY REQUIREMENTS

1. BEFORE CONSTRUCTION BEGINS, TEMPORARY OR PERMANENT ADDRESS NUMBERS SHALL BE POSTED. PERMANENT ADDRESS NUMBERS SHALL BE POSTED PRIOR TO REQUEST FOR FINAL INSPECTION. ALL ADDRESS NUMBERS SHALL BE POSTED PRIOR TO REQUEST FOR FINAL INSPECTION.

23. ADDRESSES SHALL BE PLAINLY VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. ADDRESS NUMBERS SHALL BE 4 INCHES IN HEIGHT, 1/2" MIN. STROKE WIDTH AND OF CONTRASTING COLOR TO THEIR BACKGROUND. 24. BUILDING MATERIALS, SYSTEMS, ASSEMBLIES AND METHODS OF CONSTRUCTION USED TO COMPLY WITH EXTERIOR WILDFIRE EXPOSURE REQUIREMENTS SHALL BE APPROVED IN ACCORDANCE WITH THE QUALITY STANDARDS GIVEN BY CRC SEC. R327.3.

MATERIAL LEGEND

Material legend table with columns for material type (EARTH, CONCRETE, METALS, WOODS, GYPSUM, INSULATION, MASONRY) and corresponding symbols/patterns.

HPE ARCHITECTS logo and contact information: PO BOX 7161, PACIFIC GROVE, CALIFORNIA 93950, C-32809.

Professional seal for Hunter Porter Etdridge, Licensed Architect, State of California, No. C-32809.

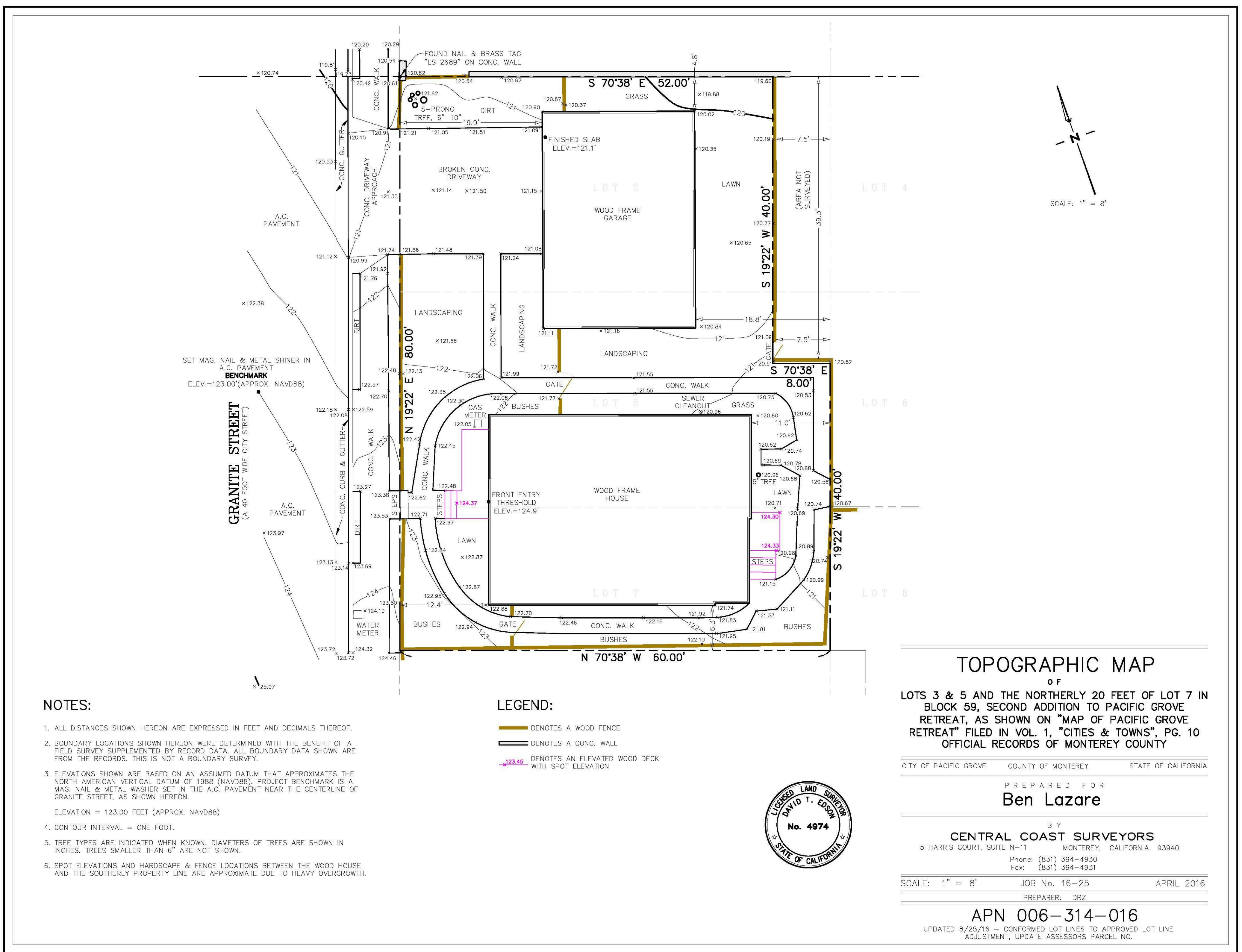
THE LAZARE RESIDENCE APN: 006-314-016-000 213 GRANITE ST., PACIFIC GROVE, CA.

ISSUE DATES 11/16/16

NOTES, SYMBOLS, ABBREVS. As indicated

A 0.1

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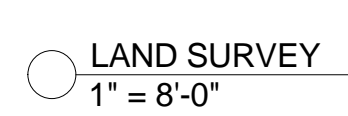
CONSULTANT

THE LAZARE RESIDENCE
 APN: 006-314-016-000
 213 GRANITE ST., PACIFIC GROVE, CA.

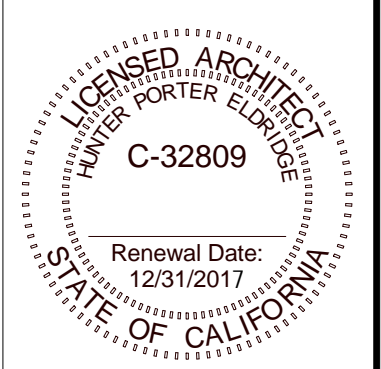
ISSUE DATES
11/16/16

LAND SURVEY
1" = 8'-0"

A 0.2



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CONSULTANT

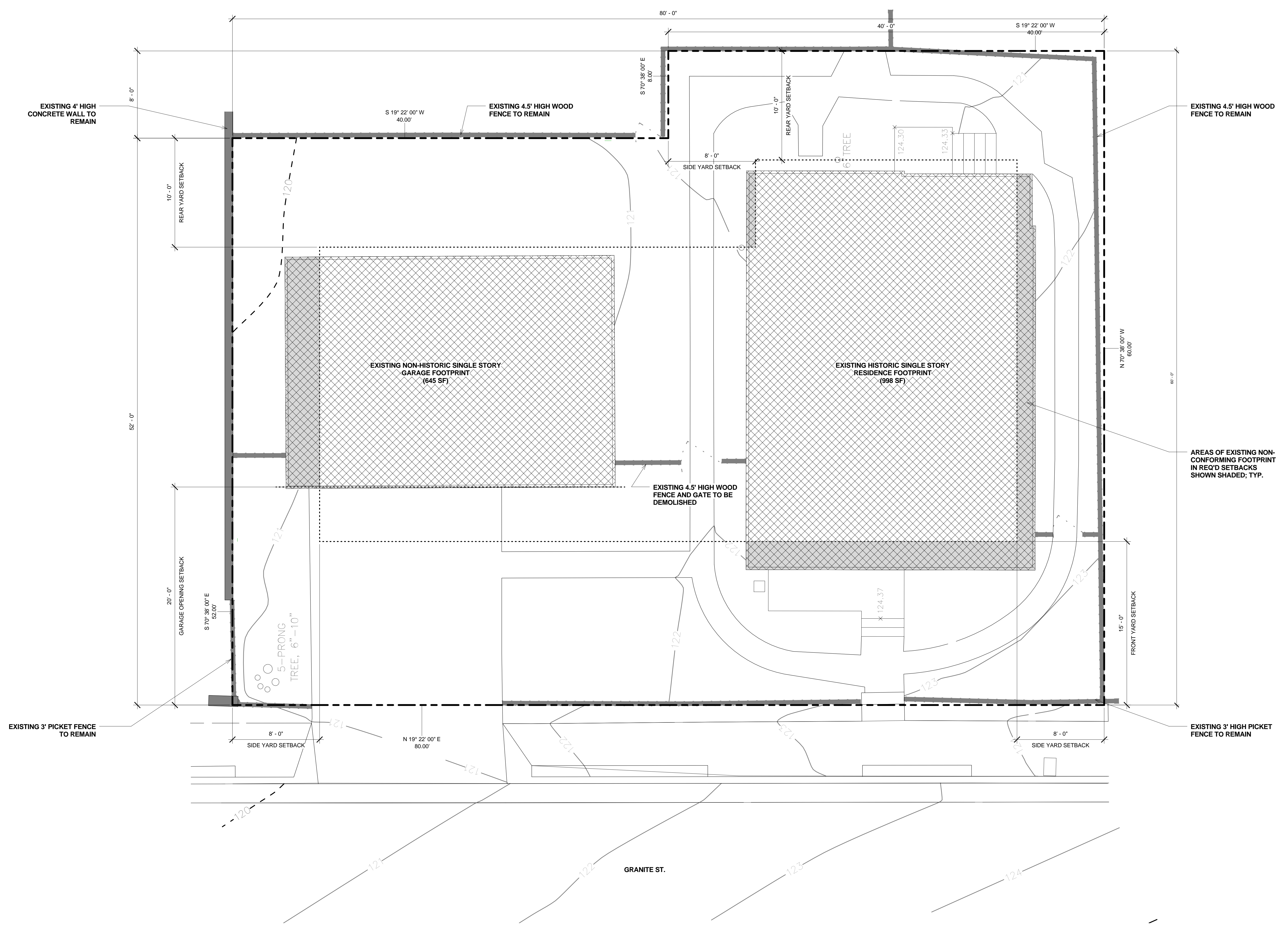
THE LAZARE RESIDENCE
APN: 006-314-016-000
213 GRANITE ST., PACIFIC GROVE, CA.

ISSUE DATES

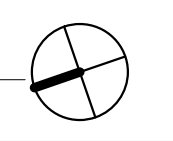
11/16/16

EXISTING
SITE PLAN
1/4" = 1'-0"

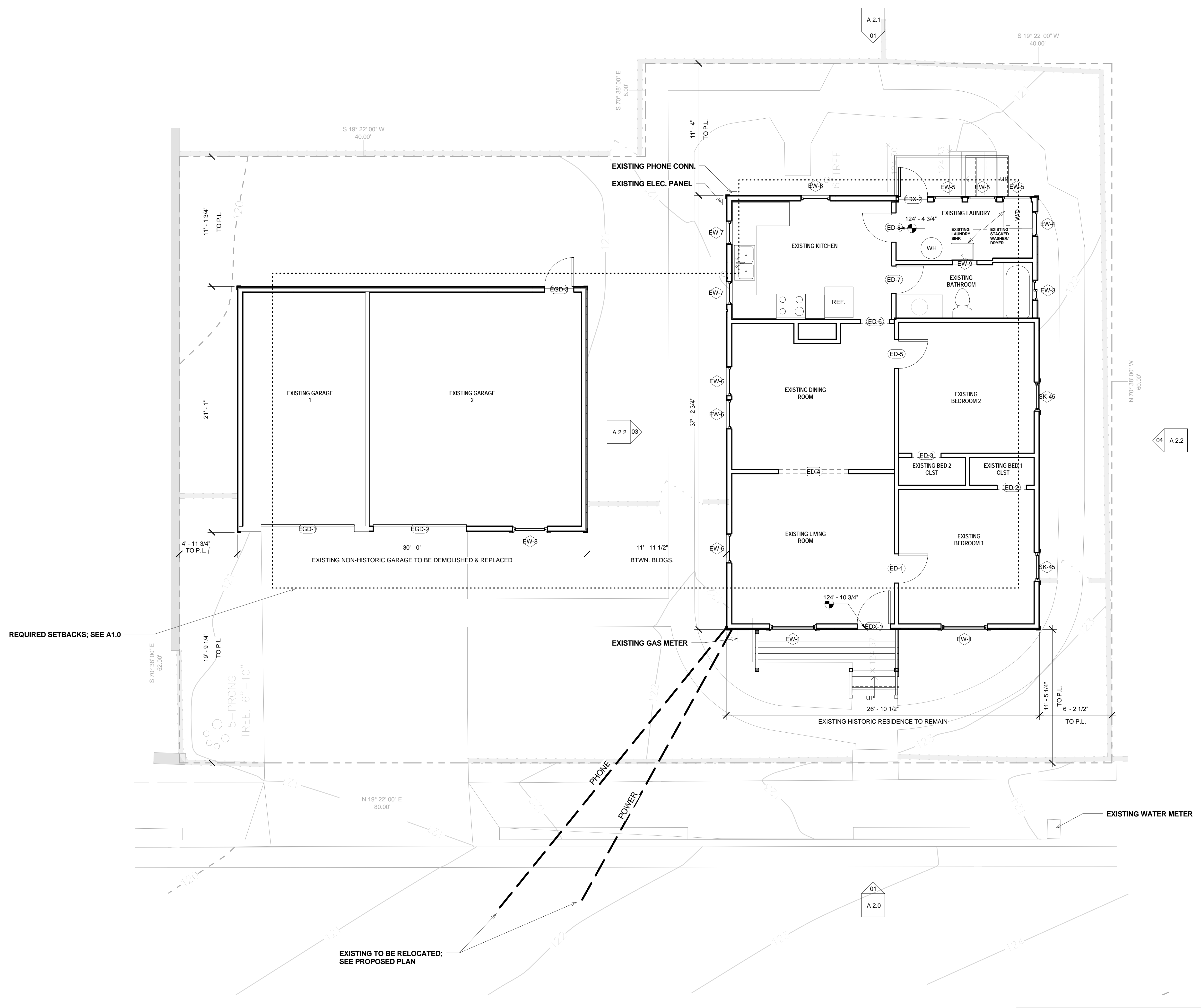
A 1.0



1 SITE PLAN
1/4" = 1'-0"



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WALL SCHEDULE - EXISTING EXTERIOR WALLS TO REMAIN			
Length	Area	Phase Created	Phase Demolished
0' - 8 1/4"	5 SF	Existing	None
8' - 5 1/2"	77 SF	Existing	None
10' - 3"	62 SF	Existing	None
12' - 4"	108 SF	Existing	None
14' - 1"	132 SF	Existing	None
14' - 6 1/4"	119 SF	Existing	None
14' - 11"	37 SF	Existing	None
26' - 3 1/2"	240 SF	Existing	None
101' - 6"	780 SF		

WALL SCHEDULE - DEMOLISHED/ALTERED EXTERIOR WALL AREAS			
Length	Area	Phase Created	Phase Demolished
8' - 7 3/4"	18 SF	Existing	New Construction
9' - 11 1/2"	71 SF	Existing	New Construction
10' - 2 1/4"	78 SF	Existing	New Construction
10' - 9 3/4"	14 SF	Existing	New Construction
10' - 11"	40 SF	Existing	New Construction
10' - 11"	18 SF	Existing	New Construction
11' - 11 1/4"	56 SF	Existing	New Construction
17' - 7 1/4"	156 SF	Existing	New Construction
20' - 6 1/2"	177 SF	Existing	New Construction
20' - 9 1/4"	177 SF	Existing	New Construction
29' - 6 1/4"	239 SF	Existing	New Construction
161' - 9 1/2"	1045 SF		

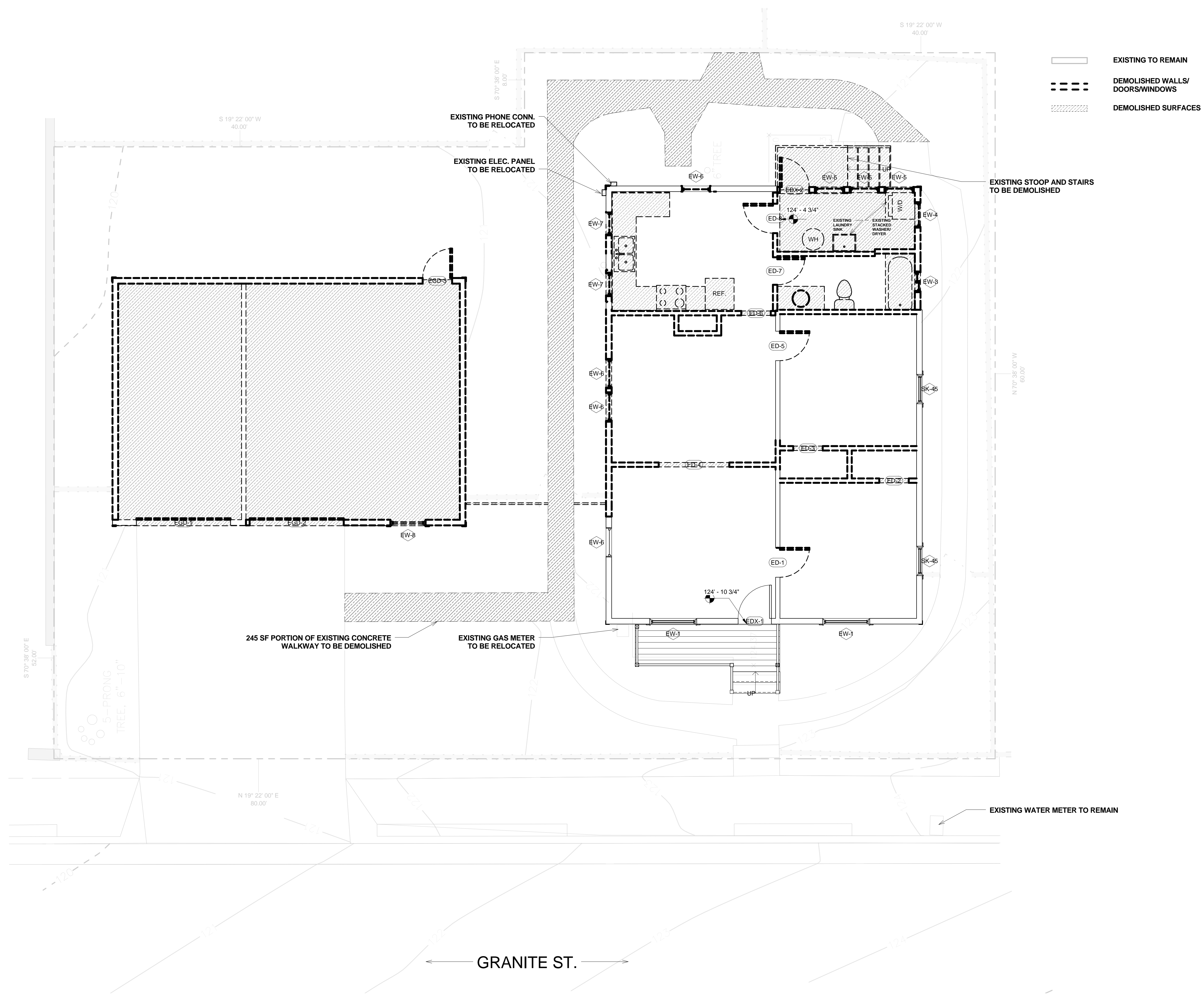
DEMOLITION CALCULATIONS

TOTAL EXT. LATERAL WALL LENGTH TO BE DEMOLISHED: 161'-9.5"

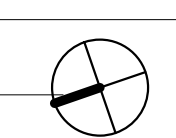
EXT. LATERAL WALL LENGTH TO BE DEMOLISHED AS A % OF TOTAL: 61.4 % (161.75 FT/263.25 FT)

TOTAL EXT. WALL AREA TO BE DEMOLISHED: 1045 SF

CONCRETE WALKWAY AREA TO BE DEMOLISHED: 245 SF

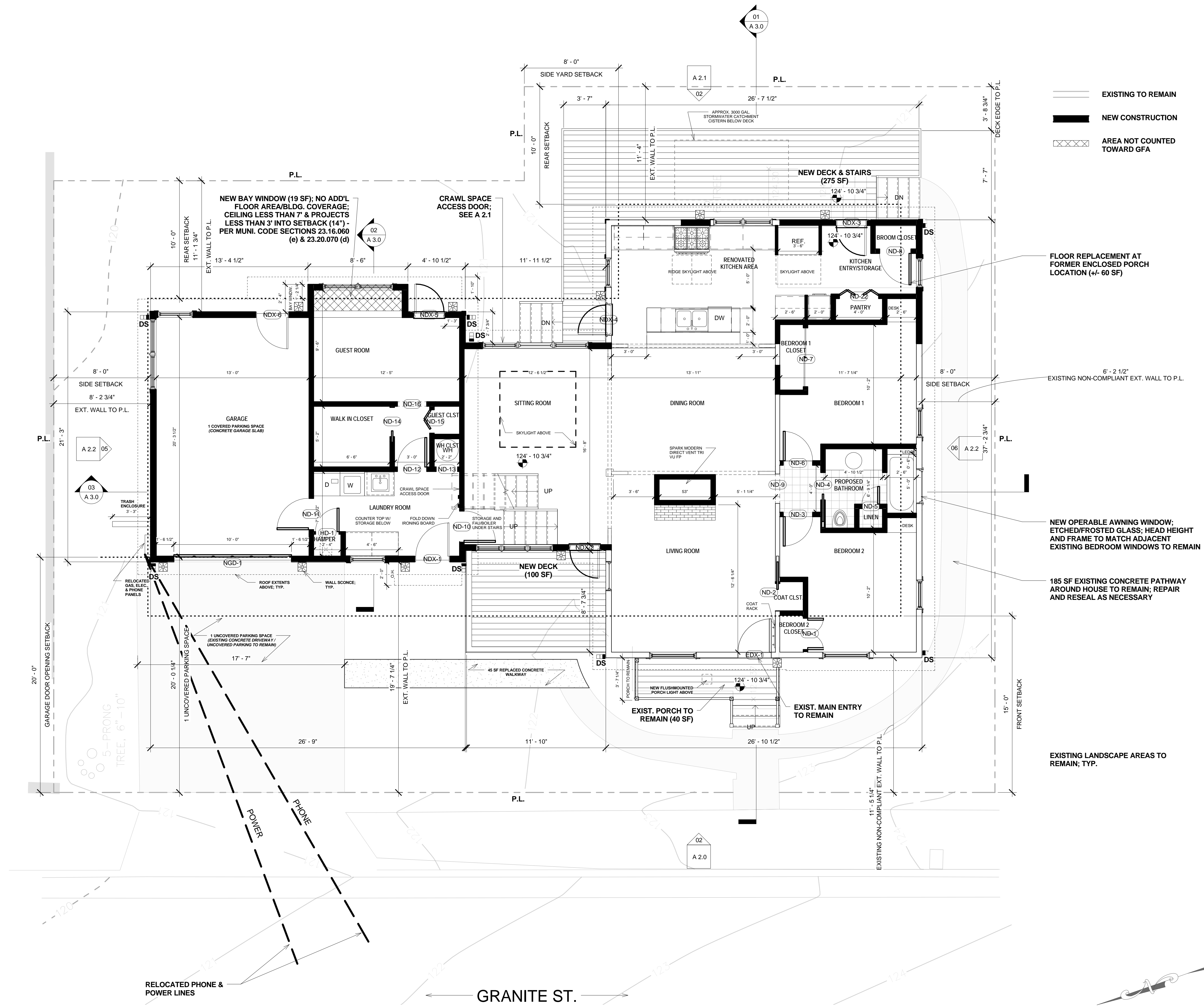


1 DEMO FLOOR PLAN
 1/4" = 1'-0"



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WALL SCHEDULE - PROPOSED WALLS			
Length	Area	Phase Created	Phase Demolished
0' - 11 3/4"	9 SF	New Construction	None
2' - 4"	19 SF	New Construction	None
2' - 4"	13 SF	New Construction	None
8' - 0 1/4"	30 SF	New Construction	None
10' - 3 1/2"	93 SF	New Construction	None
11' - 10 3/4"	99 SF	New Construction	None
12' - 8"	133 SF	New Construction	None
12' - 8"	119 SF	New Construction	None
20' - 0 1/2"	97 SF	New Construction	None
20' - 9 1/4"	309 SF	New Construction	None
26' - 3 1/4"	344 SF	New Construction	None
26' - 3 1/4"	322 SF	New Construction	None
154' - 6"	1588 SF		



- EXISTING TO REMAIN
- NEW CONSTRUCTION
- AREA NOT COUNTED TOWARD GFA

FLOOR REPLACEMENT AT FORMER ENCLOSED PORCH LOCATION (+/- 60 SF)

EXISTING NON-COMPLIANT EXT. WALL TO P.L.

NEW OPERABLE AWNING WINDOW: ETCHED/FROSTED GLASS; HEAD HEIGHT AND FRAME TO MATCH ADJACENT EXISTING BEDROOM WINDOWS TO REMAIN

185 SF EXISTING CONCRETE PATHWAY AROUND HOUSE TO REMAIN; REPAIR AND RESEAL AS NECESSARY

EXISTING LANDSCAPE AREAS TO REMAIN; TYP.

NOTE: ALL EXISTING INTERIOR & EXTERIOR WALLS TO REMAIN ARE TO RECEIVE NEW PAINT

01 PROPOSED SITE AND MAIN FLOOR PLAN
1/4" = 1'-0"



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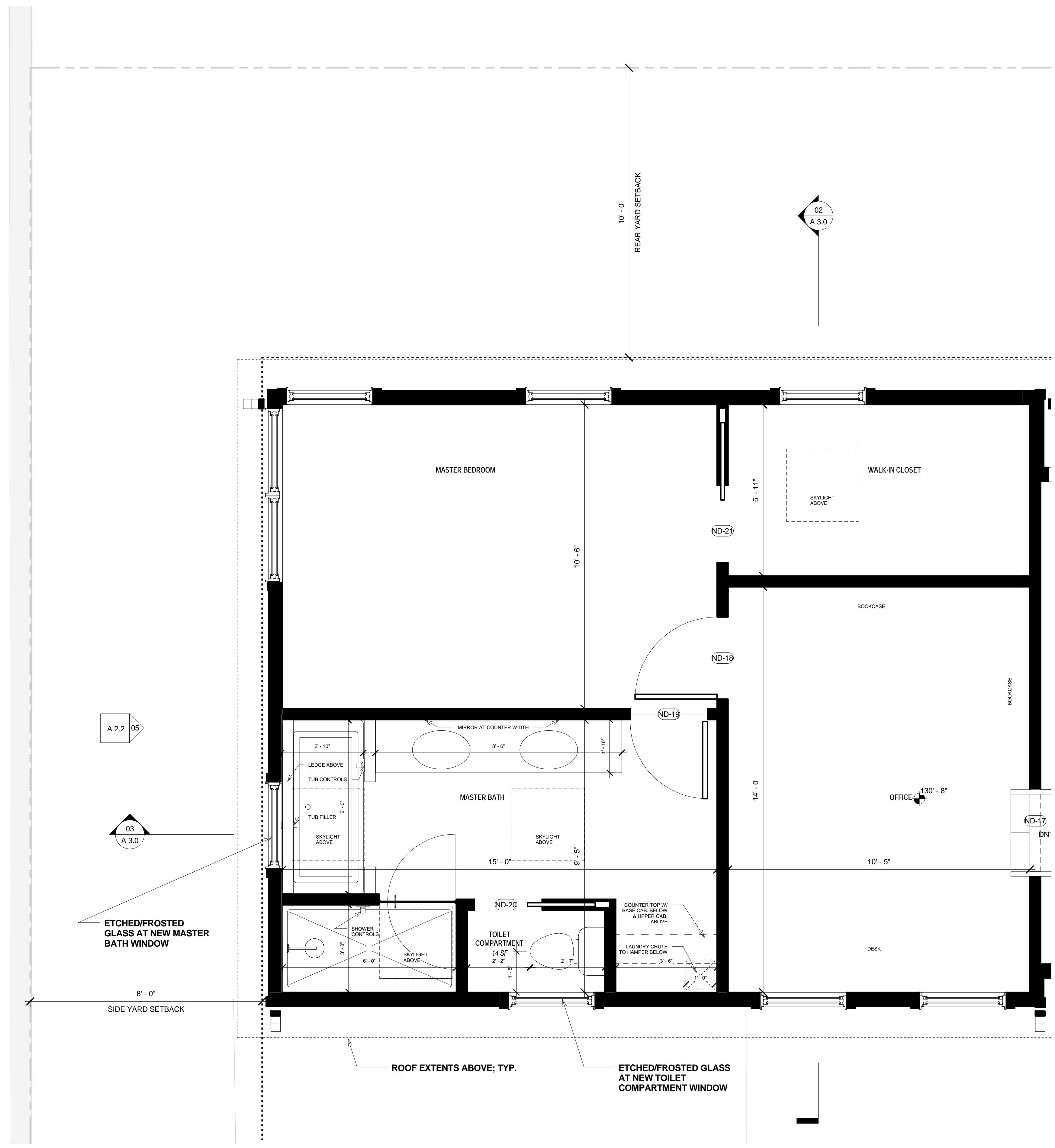
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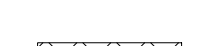
ISSUE DATES
11/21/16

PROPOSED FLOOR PLAN WITH SITE
As indicated

A 1.3

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-  EXISTING TO REMAIN
-  NEW CONSTRUCTION
-  AREA NOT COUNTED TOWARD GFA

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LICENSED ARCHITECT
 HUNTER PORTER EDDIDGE
 C-32809
 Renewal Date:
 12/31/2017
 STATE OF CALIFORNIA

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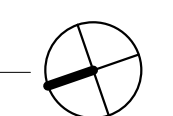
ISSUE DATES
 11/21/16

PROPOSED MASTER SUITE PLAN
 As indicated

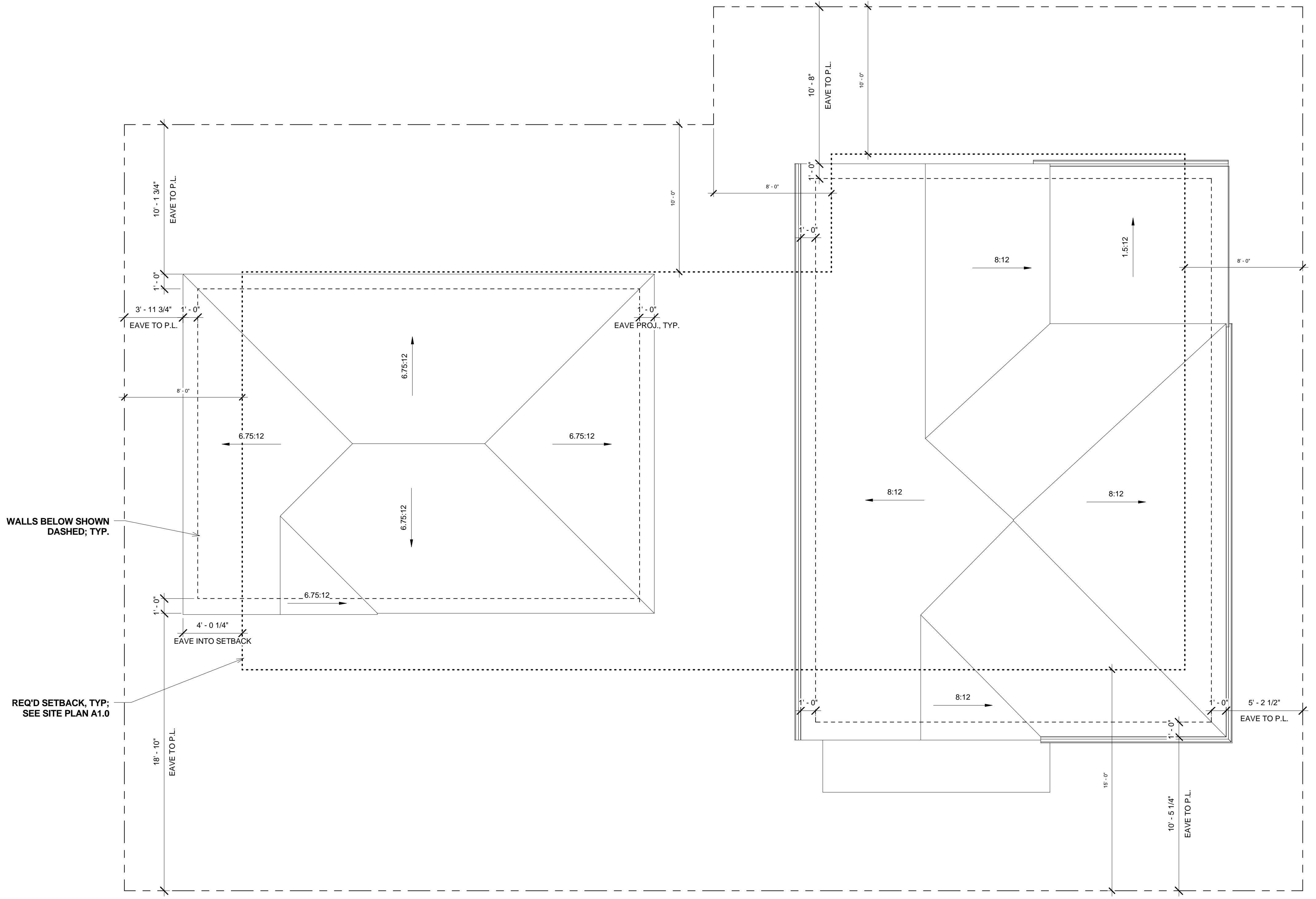
570 SF MASTER SUITE ADDITION

01 PROPOSED MASTER SUITE LEVEL
 1/2" = 1'-0"

A 1.4



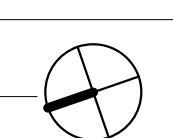
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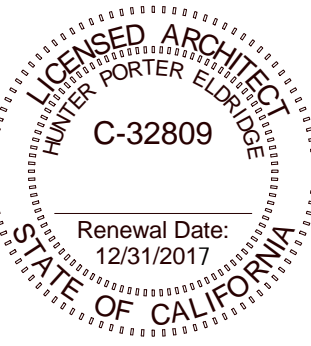
WALLS BELOW SHOWN DASHED; TYP.

REQ'D SETBACK, TYP; SEE SITE PLAN A1.0

01 EXISTING ROOF PLAN
1/4" = 1'-0"



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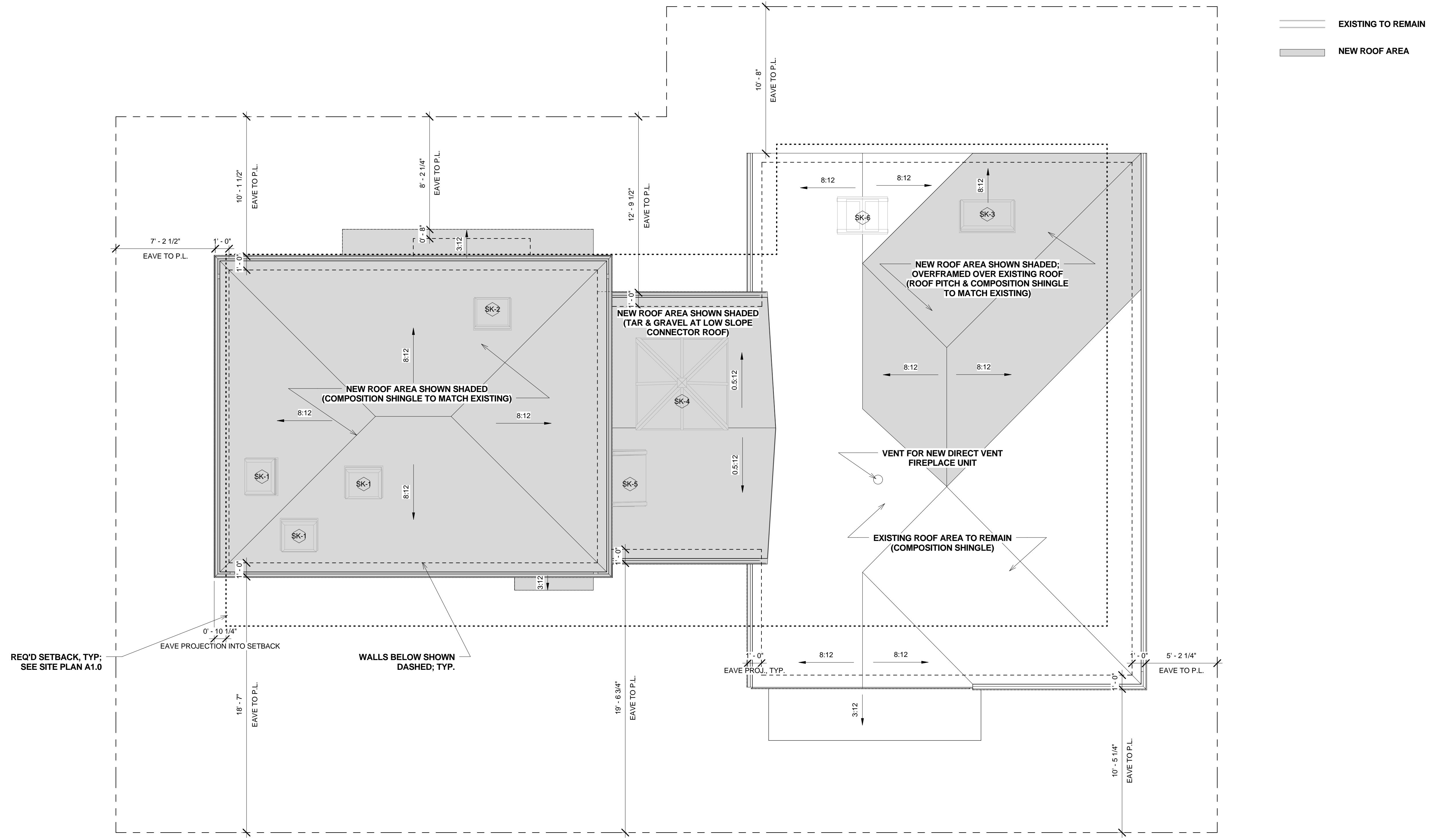
ISSUE DATES

11/16/16

EXISTING ROOF PLAN
1/4" = 1'-0"

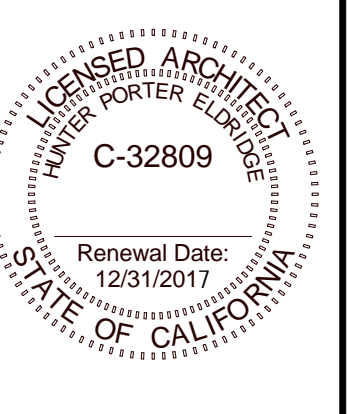
A 1.5

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REQ'D SETBACK, TYP;
SEE SITE PLAN A1.0

WALLS BELOW SHOWN
DASHED; TYP.



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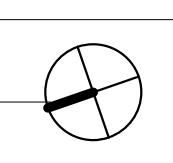
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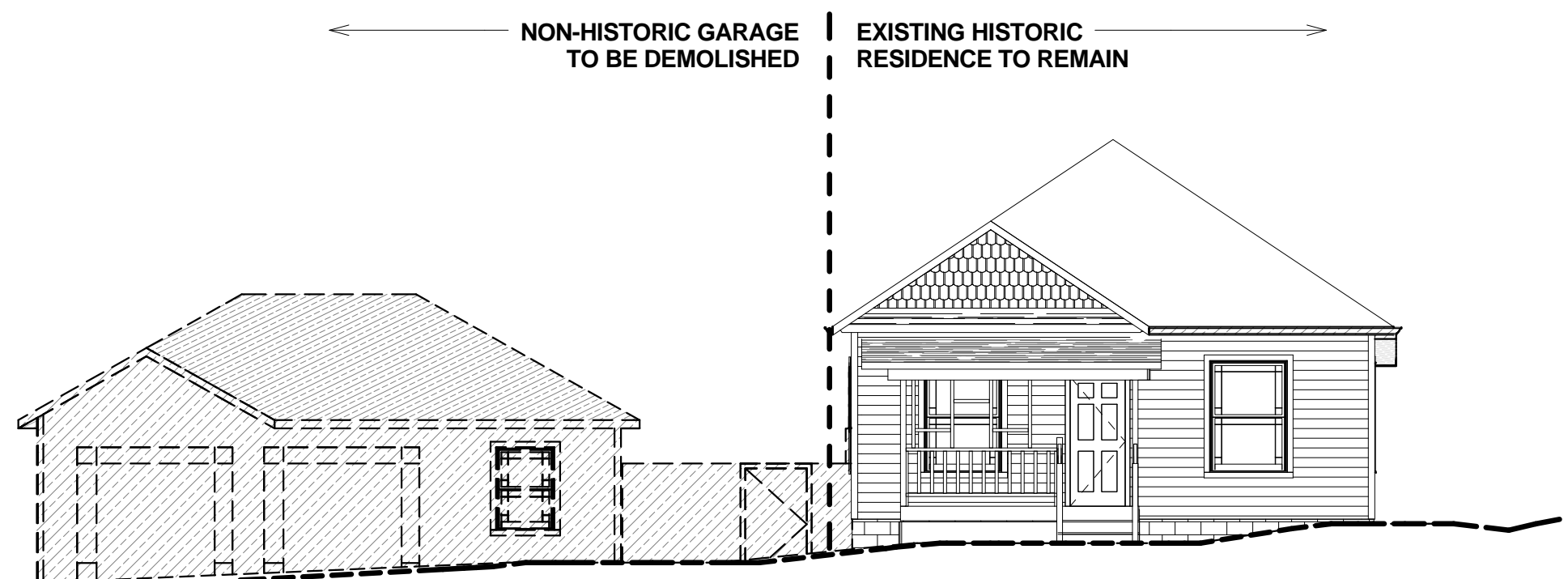
PROPOSED
ROOF PLAN
1/4" = 1'-0"

A 1.6

01 PROPOSED ROOF PLAN
1/4" = 1'-0"



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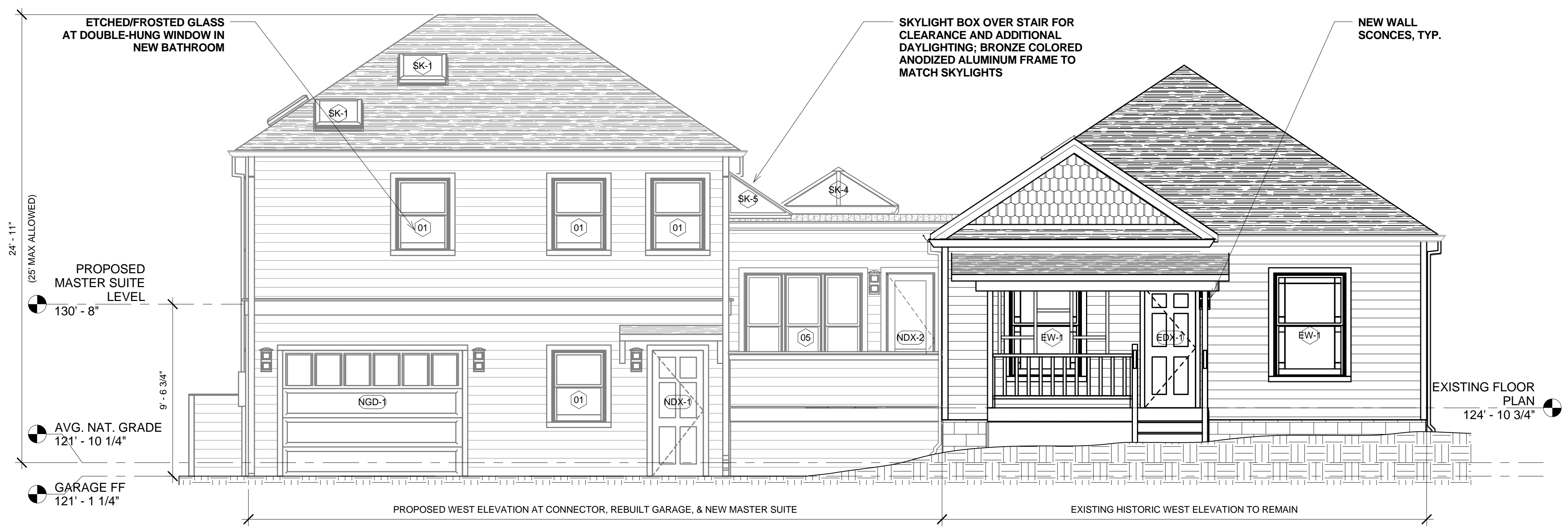


WALLS, ROOF, ETC., TO BE DEMOLISHED ARE DIAGONALLY HATCHED & DASHED

00 DEMO WEST ELEVATION
1/8" = 1'-0"

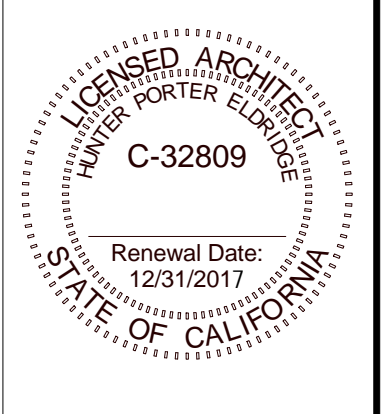


01 EXISTING WEST ELEVATION
1/4" = 1'-0"



NOTE: NEW ADDITION AND RENOVATED AREAS TO BE PAINTED TO MATCH EXISTING

02 PROPOSED WEST ELEVATION
1/4" = 1'-0"



CONSULTANT

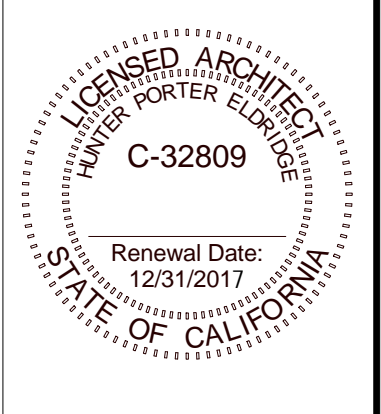
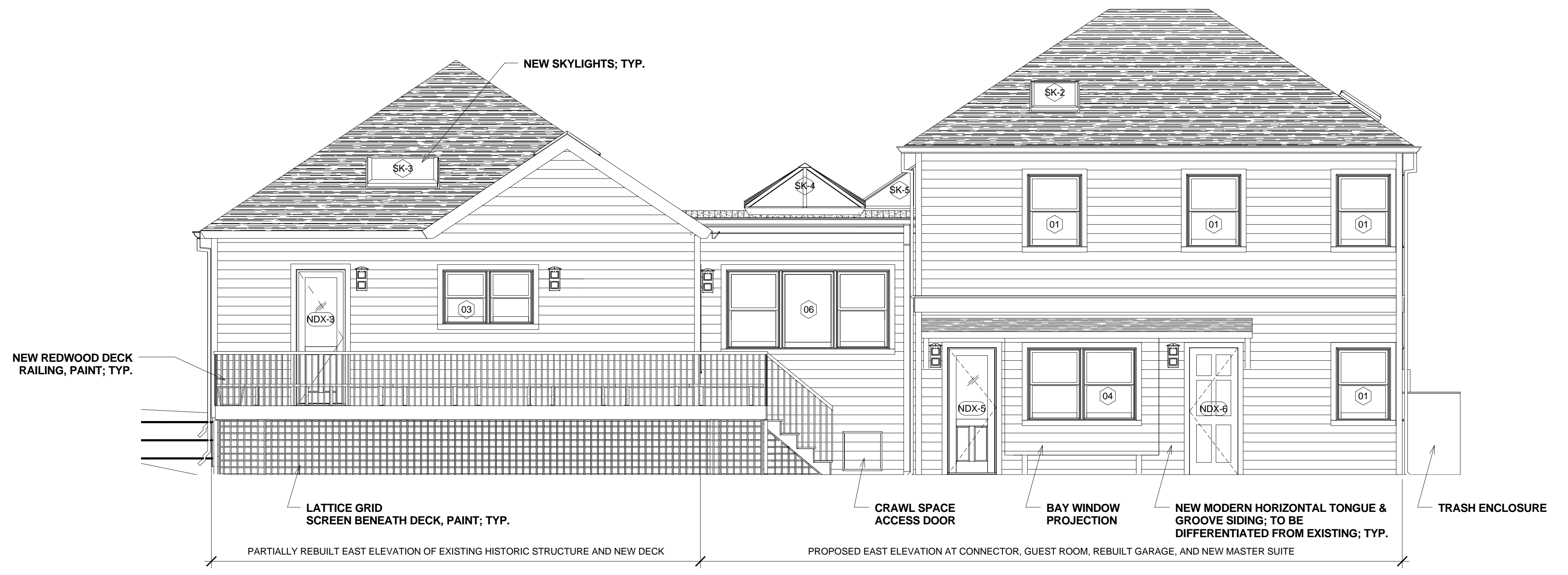
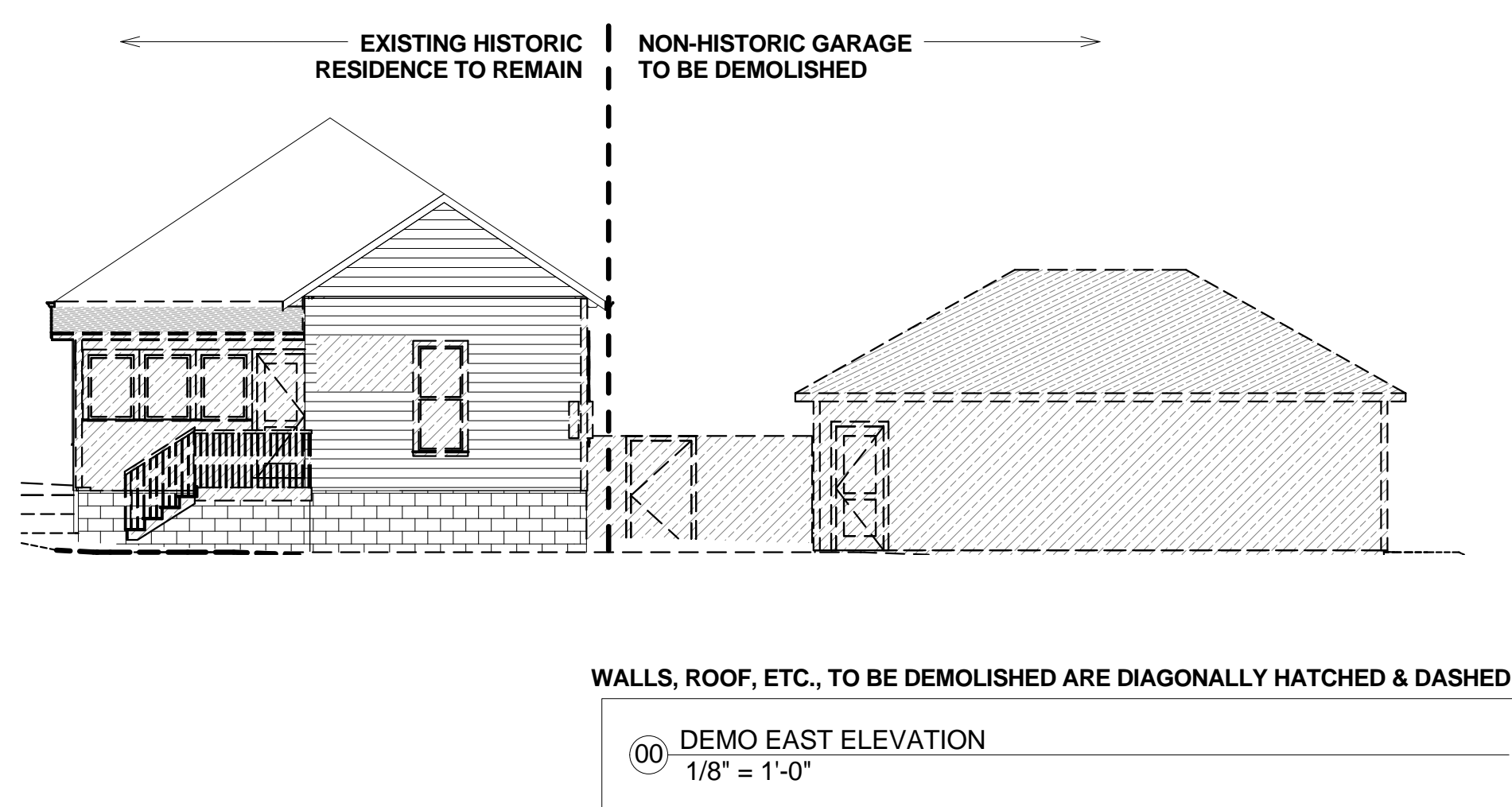
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WEST ELEVATION
As indicated

A 2.0

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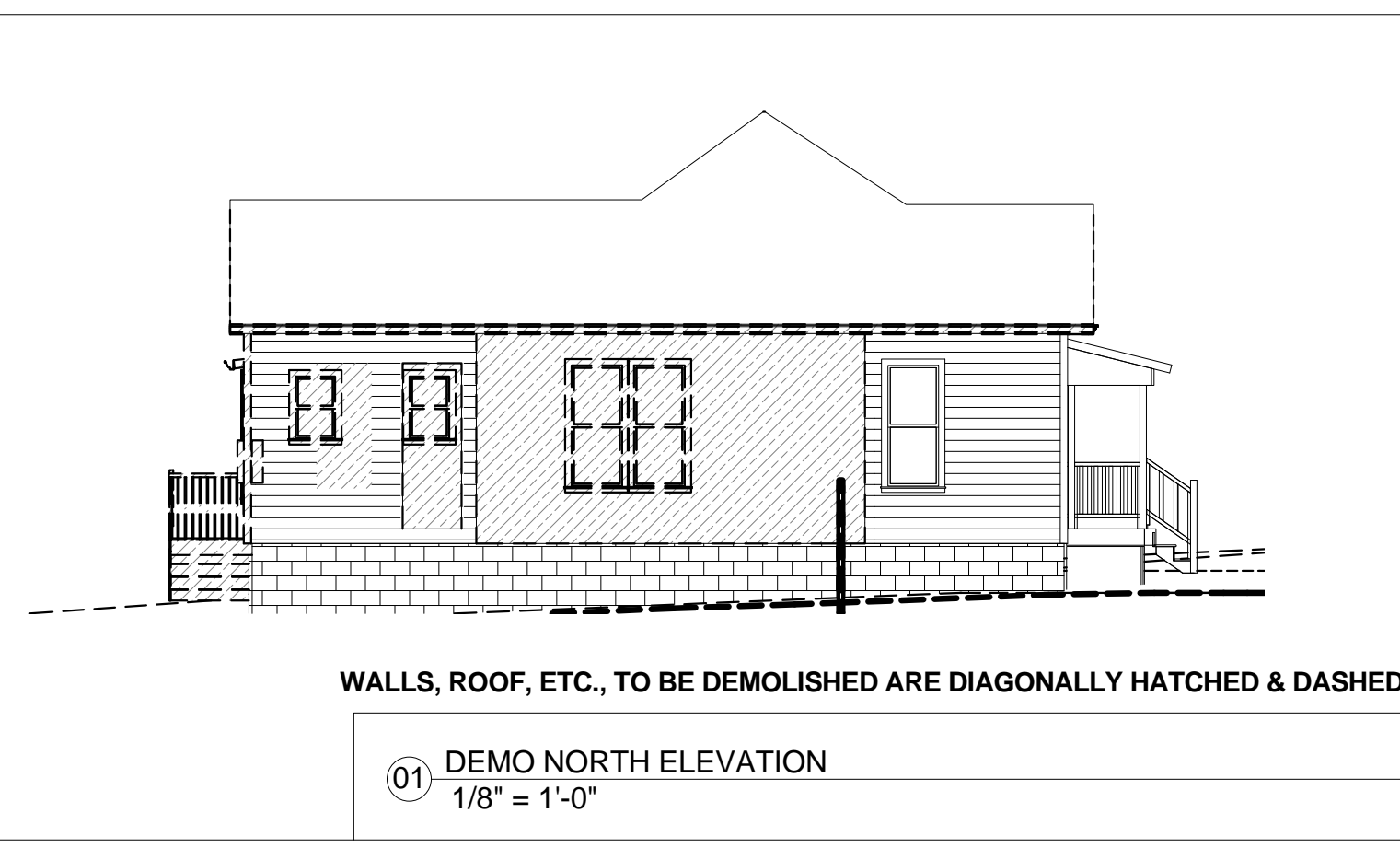
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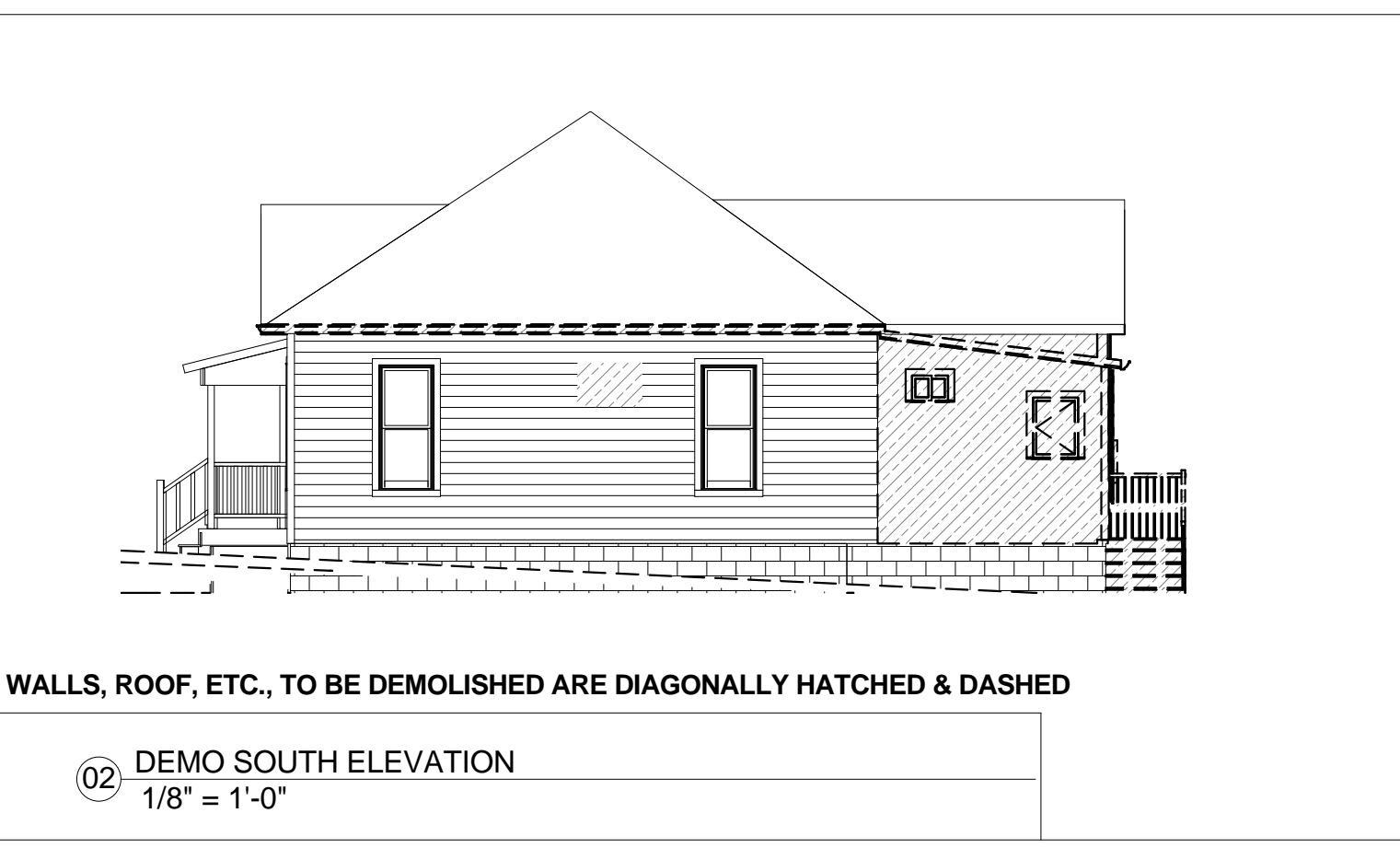
EAST ELEVATION
As indicated

A 2.1

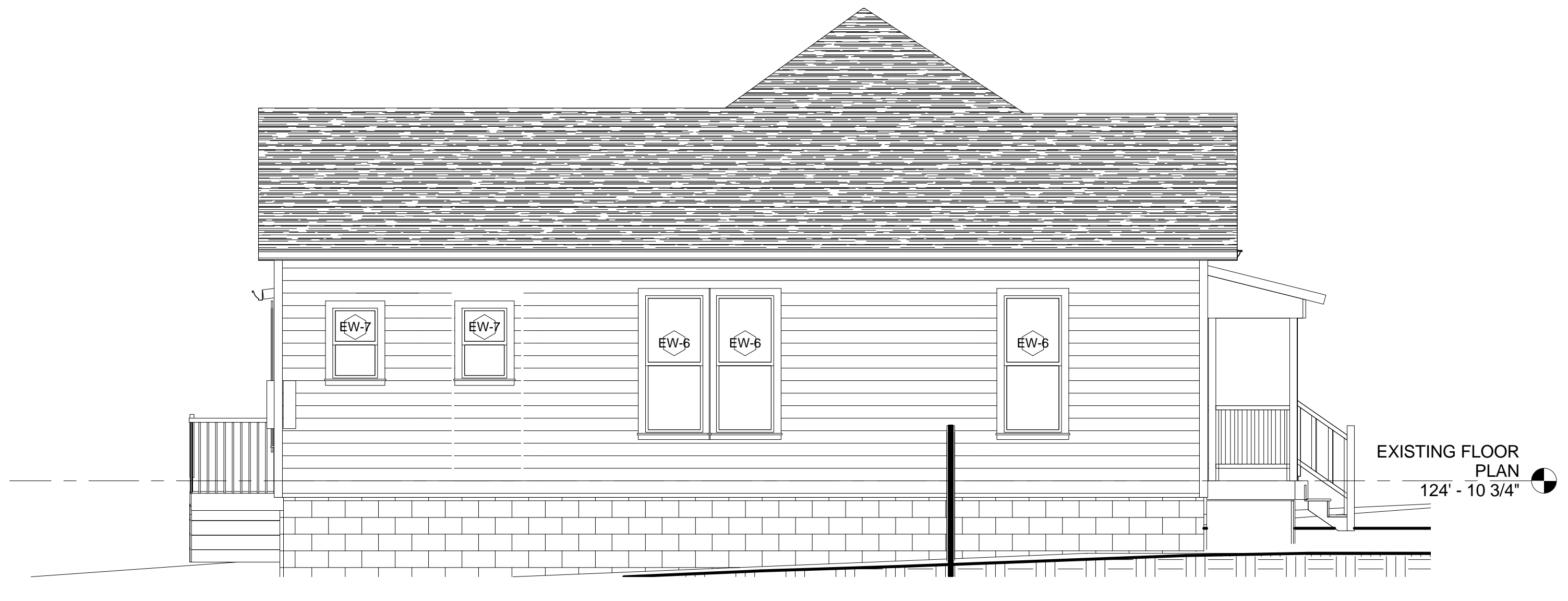
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01 DEMO NORTH ELEVATION
1/8" = 1'-0"



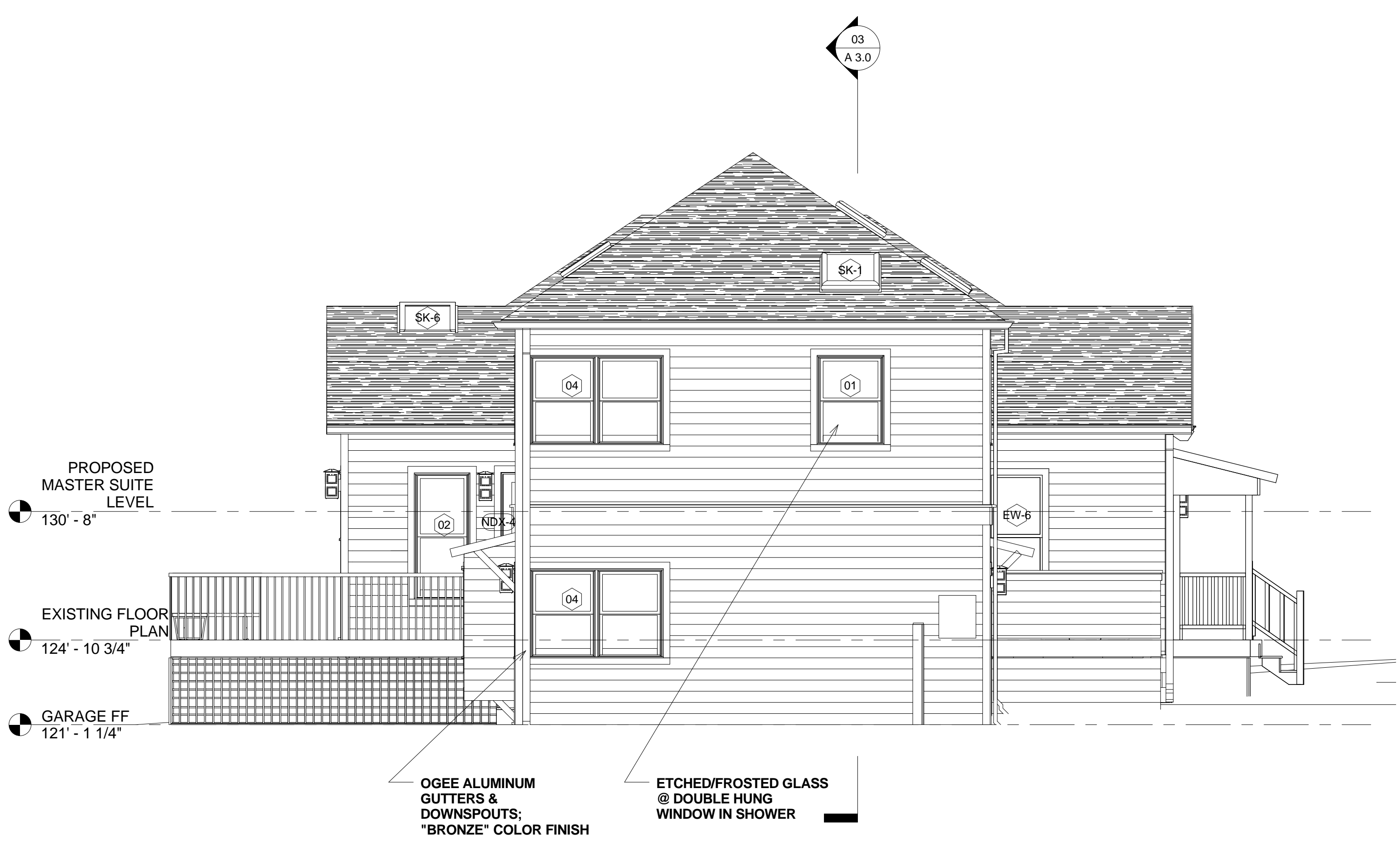
02 DEMO SOUTH ELEVATION
1/8" = 1'-0"



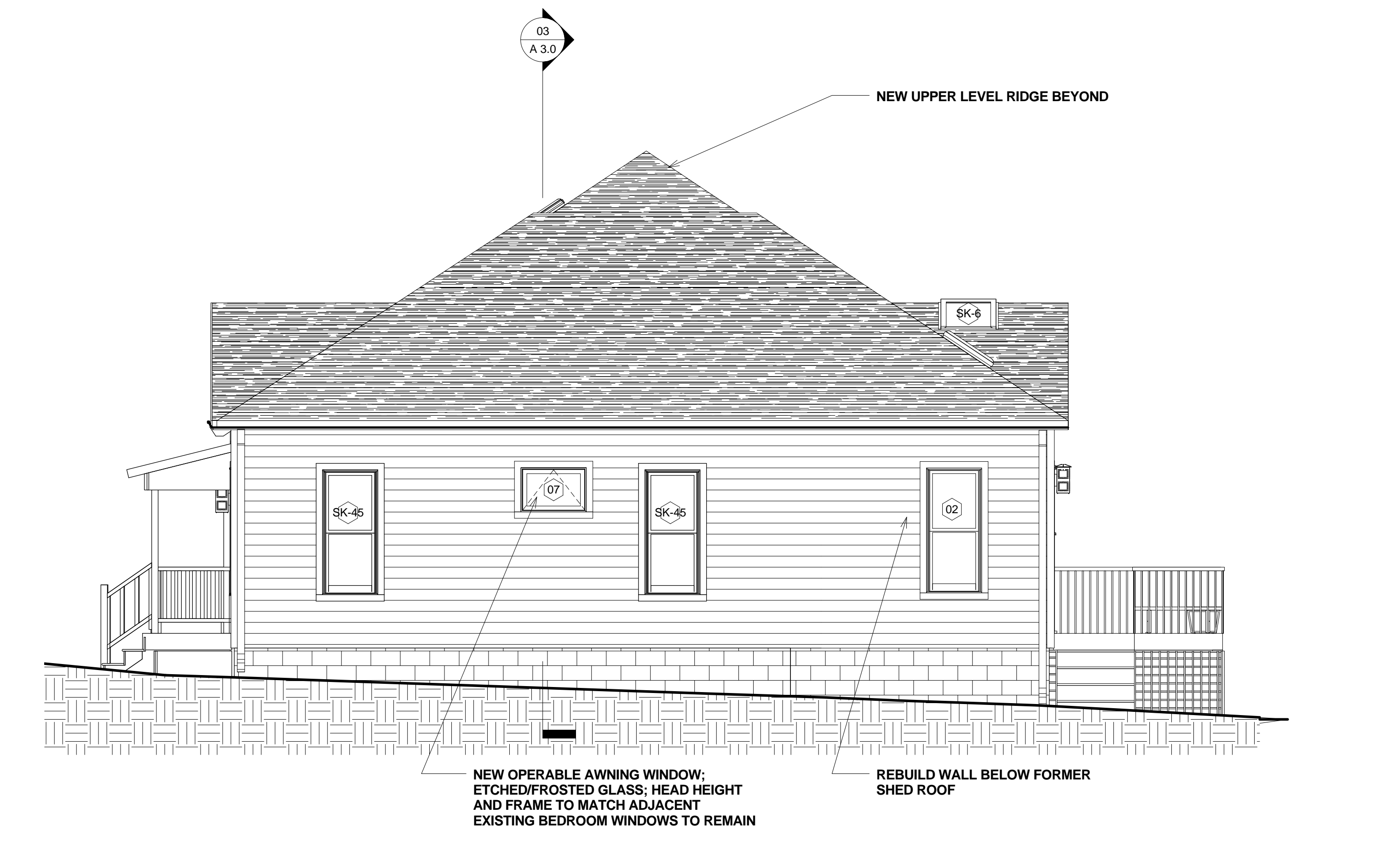
03 EXISTING NORTH ELEVATION
1/4" = 1'-0"



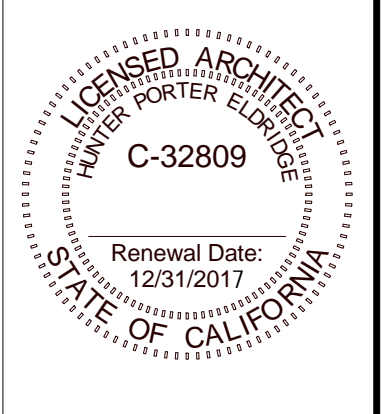
04 EXISTING SOUTH ELEVATION
1/4" = 1'-0"



05 PROPOSED NORTH ELEVATION
1/4" = 1'-0"



06 PROPOSED SOUTH ELEVATION
1/4" = 1'-0"



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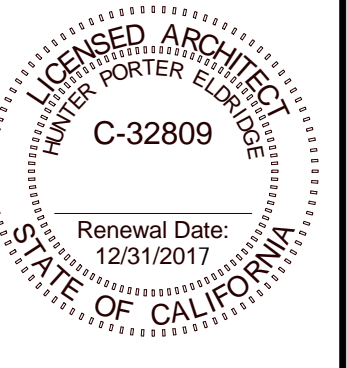
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NORTH & SOUTH ELEVATIONS
As indicated

A 2.2

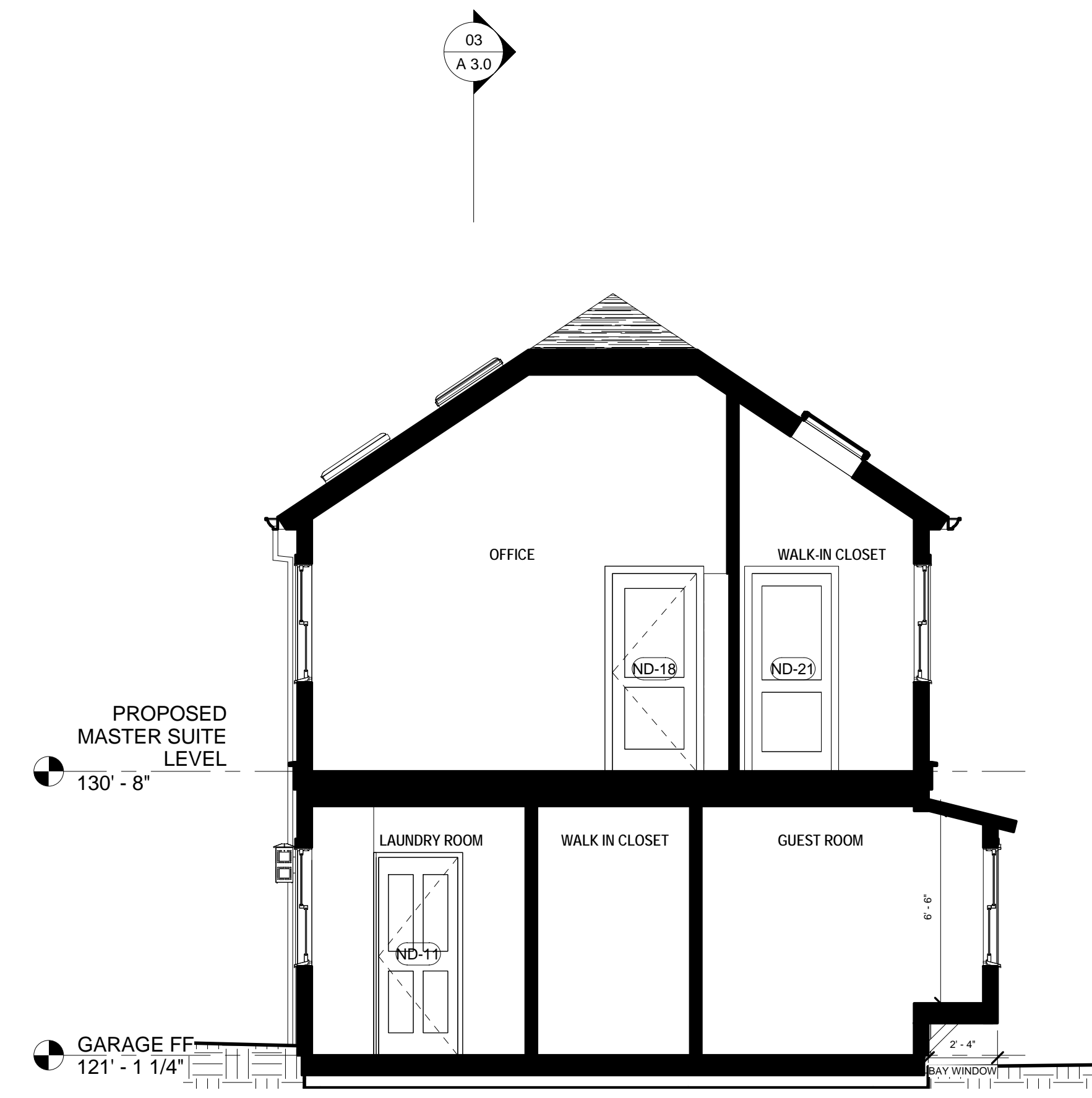
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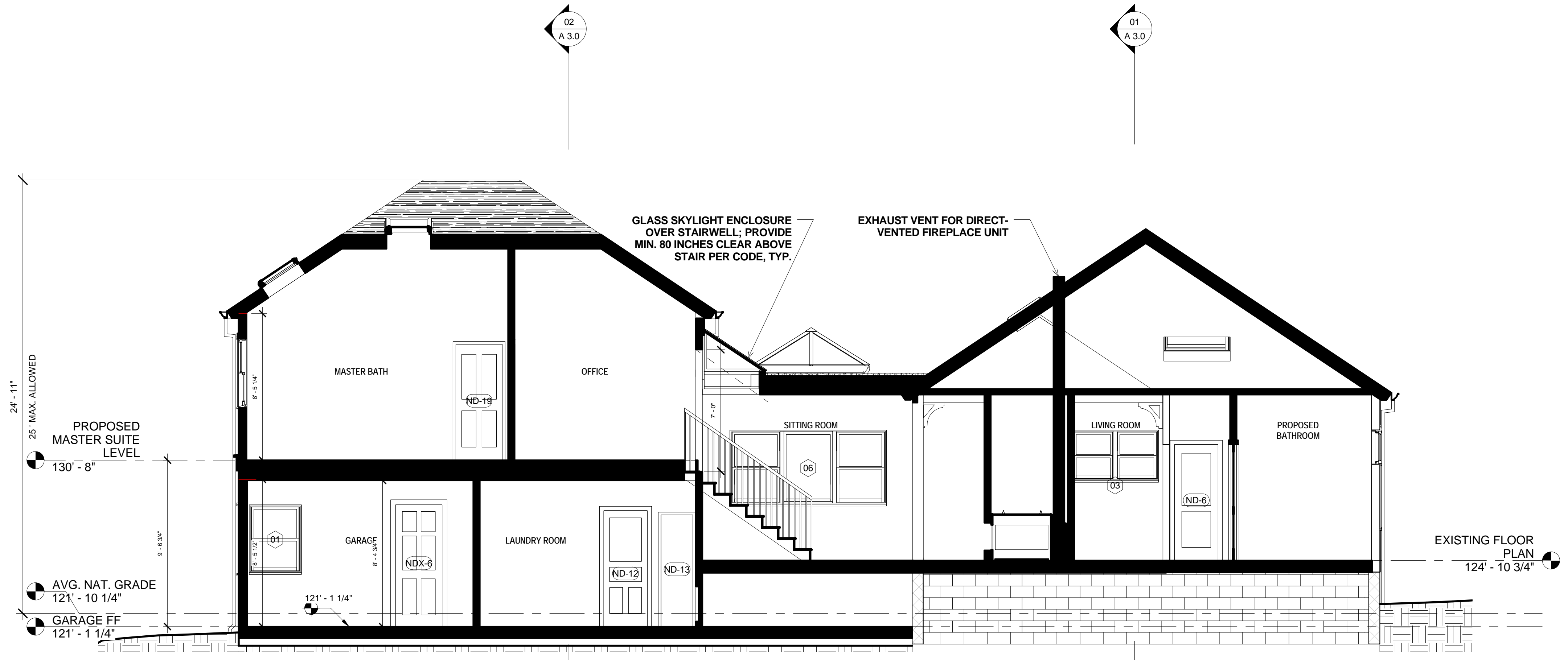
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01 EAST TO WEST SECTION
1/4" = 1'-0"



02 EAST TO WEST SECTION AT GUEST SUITE/LAUNDRY
1/4" = 1'-0"



03 NORTH TO SOUTH SECTION
1/4" = 1'-0"

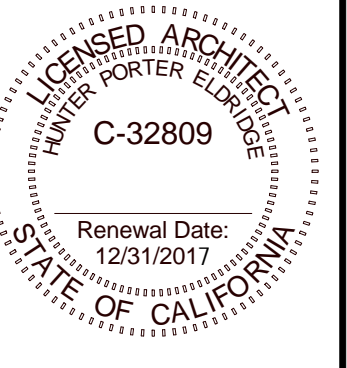
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PROPOSED SECTIONS
1/4" = 1'-0"

A 3.0

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PERSPECTIVE VIEW

A 4.0

01 PERSPECTIVE VIEW FROM SW

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FINISH SCHEDULE					
Name	Wall Finish	Base Finish	Ceiling Finish	Floor Finish	Comments
BED 1 CLOSET	PAINTED GYP.	WOOD	PAINTED GYP.	HARDWOOD	
BEDROOM 1	PAINTED GYP.	WOOD	PAINTED GYP.	HARDWOOD	
BEDROOM 1 CLOSET	PAINTED GYP.	WOOD	PAINTED GYP.	HARDWOOD	
BEDROOM 2	PAINTED GYP.	WOOD	PAINTED GYP.	HARDWOOD	
BEDROOM 2 CLOSET	PAINTED GYP.	WOOD	PAINTED GYP.	HARDWOOD	
BROOM CLOSET	PAINTED GYP.	WOOD	PAINTED GYP.	HARDWOOD	
COAT CLST.	PAINTED GYP.	WOOD	PAINTED GYP.	HARDWOOD	
DINING ROOM	PAINTED GYP.	WOOD	PAINTED GYP.	HARDWOOD	
GARAGE	PAINTED GYP.	NA	PAINTED GYP.	SEALED CONCRETE	
GUEST CLST	PAINTED GYP.	WOOD	PAINTED GYP.	SEALED CONCRETE	
GUEST ROOM	PAINTED GYP.	WOOD	PAINTED GYP.	CARPET	
HAMPER	PAINTED GYP.	NA	PAINTED GYP.	TILE	
KITCHEN ENTRY/STORAGE	PAINTED GYP.	WOOD	PAINTED GYP.	TILE	
LAUNDRY ROOM	PAINTED GYP.	WOOD	PAINTED GYP.	TILE	
LINEN	PAINTED GYP.	WOOD	PAINTED GYP.	TILE	
LIVING ROOM	PAINTED GYP.	WOOD	PAINTED GYP.	HARDWOOD	
MASTER BATH	PAINTED GYP.	WOOD	PAINTED GYP.	TILE	
MASTER BEDROOM	PAINTED GYP.	WOOD	PAINTED GYP.	HARDWOOD	
OFFICE	PAINTED GYP.	WOOD	PAINTED GYP.	HARDWOOD	
PANTRY	PAINTED GYP.	WOOD	PAINTED GYP.	HARDWOOD	
PROPOSED BATHROOM	PAINTED GYP.	WOOD	PAINTED GYP.	TILE	
RENOVATED KITCHEN AREA	PAINTED GYP.	WOOD	PAINTED GYP.	TILE	
SITTING ROOM	PAINTED GYP.	WOOD	PAINTED GYP.	HARDWOOD	
TOILET COMPARTMENT	PAINTED GYP.	WOOD	PAINTED GYP.	TILE	
WALK IN CLOSET	PAINTED GYP.	WOOD	PAINTED GYP.	TILE	
WALK-IN CLOSET	PAINTED GYP.	WOOD	PAINTED GYP.	HARDWOOD	
WH CLST	PAINTED GYP.	NA	PAINTED GYP.	SEALED CONCRETE	

DOOR SCHEDULE - EXISTING TO REMAIN						
Mark	Width	Height	Finish	Phase Created	Phase Demolished	Comments
EDX-1	2' - 10"	6' - 8"		Existing	None	
Grand total: 1						

DOOR SCHEDULE - EXISTING TO BE DEMOLISHED						
Mark	Width	Height	Finish	Phase Created	Phase Demolished	Comments
ED-1	2' - 6"	6' - 7 3/4"		Existing	New Construction	
ED-2	2' - 6"	6' - 8"		Existing	New Construction	
ED-3	2' - 6"	6' - 8"		Existing	New Construction	
ED-4	0' - 0"	0' - 0"		Existing	New Construction	
ED-5	2' - 6"	6' - 5 1/2"		Existing	New Construction	
ED-6	2' - 6"	6' - 8"		Existing	New Construction	
ED-7	2' - 4"	6' - 8 3/4"		Existing	New Construction	
ED-8	2' - 6"	6' - 5 1/2"		Existing	New Construction	
EDX-2	2' - 6"	6' - 6"		Existing	New Construction	
EGD-1	8' - 0"	6' - 10"		Existing	New Construction	
EGD-2	8' - 0"	6' - 10"		Existing	New Construction	
EGD-3	2' - 6"	6' - 6"		Existing	New Construction	
XYG-1	3' - 2"	5' - 9"		Existing	New Construction	
Grand total: 13						

DOOR SCHEDULE - NEW DOORS						
Mark	Width	Height	Finish	Phase Created	Phase Demolished	Comments
HD-1	2' - 0"	6' - 8"		New Construction	None	HAMPER DOOR
ND-1	2' - 8"	6' - 8"		New Construction	None	CLOSET DOOR W/ MIRROR PANELS
ND-2	2' - 4"	6' - 8"		New Construction	None	POCKET DOOR
ND-3	2' - 6"	6' - 8"		New Construction	None	
ND-4	2' - 4"	6' - 8"		New Construction	None	POCKET DOOR
ND-5	1' - 6"	6' - 8"		New Construction	None	LINEN CLOSET DOOR
ND-6	2' - 6"	6' - 8"		New Construction	None	
ND-7	5' - 0"	6' - 8"		New Construction	None	CLOSET DOOR W/ MIRROR PANELS
ND-8	2' - 8"	7' - 0"		New Construction	None	
ND-9	2' - 6"	6' - 8"		New Construction	None	CASED OPENING
ND-10	2' - 8"	6' - 8"		New Construction	None	
ND-11	2' - 8"	6' - 8"		New Construction	None	
ND-12	2' - 6"	6' - 8"		New Construction	None	
ND-13	1' - 10"	6' - 5"		New Construction	None	WATER HEATER CLOSET DOOR
ND-14	2' - 6"	6' - 8"		New Construction	None	POCKET DOOR
ND-15	2' - 0"	6' - 8"		New Construction	None	BIFOLD CLOSET DOOR
ND-16	2' - 6"	6' - 8"		New Construction	None	CASED OPENING
ND-17	2' - 8"	7' - 0"		New Construction	None	CASED OPENING
ND-18	2' - 10"	6' - 8"		New Construction	None	
ND-19	2' - 8"	6' - 8"		New Construction	None	
ND-20	2' - 4"	6' - 8"		New Construction	None	POCKET DOOR
ND-21	2' - 8"	6' - 8"		New Construction	None	POCKET DOOR
ND-22	3' - 4"	6' - 8"		New Construction	None	PANTRY DOOR
NDX-1	2' - 10"	7' - 0"		New Construction	None	NEW EXTERIOR 6 PANEL DOOR
NDX-2	2' - 8"	7' - 6"		New Construction	None	NEW EXTERIOR DOOR W/ GLAZED UPPER PANEL
NDX-3	2' - 8"	7' - 6"		New Construction	None	NEW EXTERIOR DOOR W/ GLAZED UPPER PANEL
NDX-4	2' - 8"	7' - 6"		New Construction	None	NEW EXTERIOR DOOR W/ GLAZED UPPER PANEL
NDX-5	2' - 8"	7' - 0"		New Construction	None	NEW EXTERIOR DOOR W/ GLAZED UPPER PANEL
NDX-6	2' - 8"	7' - 0"		New Construction	None	NEW EXTERIOR 6 PANEL DOOR
NGD-1	10' - 0"	7' - 0"		New Construction	None	NEW GARAGE DOOR W/ GLAZED UPPER PANELS
Grand total: 30						

DOOR SCHEDULE NOTES

- INTERIOR DOORS SHALL BE SOLID CORE & SELECTED BY OWNER.
- EXTERIOR DOORS AND DOORS SEPARATING CONDITIONED SPACE FROM NON-CONDITIONED SPACE SHALL HAVE WEATHER STRIPPING.
- ALL GLAZING WITHIN A 24 INCH ARC OF EITHER VERTICAL EDGE OF A DOOR IN THE CLOSED POSITION SHALL BE SAFETY GLAZED.
- EGRESS WINDOWS IN BEDROOMS SHALL HAVE A SILL HEIGHT OF NOT MORE THAN 44 IN. A NET CLEAR OPENING OF 5 SQ.FT. AND 5.7 SQ.FT. AT A SECOND LEVEL OPENING. THE MIN. NET CLEAR OPENING HEIGHT SHALL BE 24 INCHES AND MIN. NET CLEAR OPENING WIDTH SHALL BE 20 IN.
- WATER HEATER CLOSET DOORS SHALL BE LOUVERED TO PROVIDE 100 SQ.IN. MAKE UP AIR. ONE OPENING SHALL BE LOCATED WITHIN THE UPPER 12" OF THE ENCLOSURE AND ONE OPENING SHALL BE LOCATED WITHIN THE LOWER 12" OF THE ENCLOSURE.
- EXTERIOR WINDOWS AND EXTERIOR GLAZED DOORS SHALL BE MULTIPANE GLAZING WITH A MINIMUM OF ONE TEMPERED PANE, GLASS BLOCK UNITS, HAVE A FIRE-RESISTANCE RATING OF 20 MINUTES WHEN TESTED ACCORDING TO NFPA 252, OR MEET THE REQUIREMENTS OF SFM-7A-2. [R327.8.2.1 CRC]
- EXTERIOR DOORS SHALL BE OF APPROVED NONCOMBUSTIBLE CONSTRUCTION OR IGNITION RESISTANT MATERIAL, SOLID CORE WOOD HAVING STILES AND RAILS NOT LESS THAN 1-3/8 INCH THICK WITH INTERIOR FIELD PANEL THICKNESS NO LESS THAN 1-1/4 INCH THICK, SHALL HAVE A FIRE RESISTANCE RATING OF NOT LESS THAN 20 MINUTES WHEN TESTED ACCORDING TO NFPA 252, OR MEET THE REQUIREMENTS OF SFM-71-1. [R327.8.3 CRC]
- EGRESS DOORS SHALL BE OPENABLE FROM INSIDE THE DWELLING WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT. [R401.3 CRC]

WINDOW SCHEDULE - EXISTING TO REMAIN								
Mark	Count	Width	Height	Sill Height	Head Height	Phase Created	Phase Demolished	Comments
EW-1	2	4' - 0"	5' - 9"	1' - 9"	7' - 6"	Existing	None	
EW-2	2	2' - 6"	5' - 8"	1' - 9"	7' - 5"	Existing	None	
EW-6	1	2' - 6"	5' - 8"	1' - 10"	7' - 6"	Existing	None	
Grand total: 5								

WINDOW SCHEDULE - EXISTING TO BE DEMOLISHED								
Mark	Count	Width	Height	Sill Height	Head Height	Phase Created	Phase Demolished	Comments
EW-3	1	1' - 9"	1' - 3"	5' - 9"	7' - 0"	Existing	New Construction	
EW-4	1	2' - 2"	2' - 10"	3' - 2"	6' - 0"	Existing	New Construction	
EW-5	3	2' - 6"	3' - 6"	3' - 0"	6' - 6"	Existing	New Construction	
EW-6	3	2' - 6"	5' - 8"			Existing	New Construction	
EW-7	2	2' - 0"	3' - 0"	4' - 0"	7' - 0"	Existing	New Construction	
EW-8	1	3' - 0"	4' - 3"	2' - 7"	6' - 10"	Existing	New Construction	
EW-9	1	2' - 1"	2' - 1"	4' - 0"	6' - 1"	Existing	New Construction	
Grand total: 12								

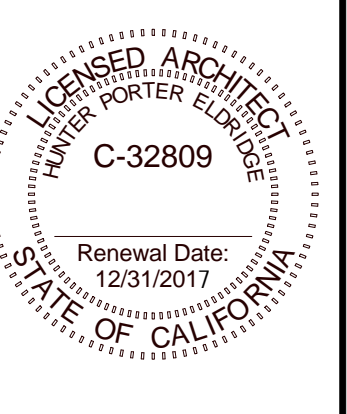
WINDOW SCHEDULE - NEW WINDOWS								
Mark	Count	Width	Height	Sill Height	Head Height	Phase Created	Phase Demolished	Comments
01	9	3' - 0"	4' - 0"	3' - 0"	7' - 0"	New Construction	None	KOLBE - HERITAGE SERIES ALL WOOD (DOUBLE HUNG)
02	2	2' - 6"	5' - 8"	1' - 10"	7' - 6"	New Construction	None	KOLBE - HERITAGE SERIES ALL WOOD (DOUBLE HUNG)
03	1	5' - 0"	3' - 0"	4' - 6"	7' - 6"	New Construction	None	KOLBE - HERITAGE SERIES ALL WOOD (DOUBLE HUNG PAIR)
04	3	6' - 0"	4' - 0"	3' - 0"	7' - 0"	New Construction	None	KOLBE - HERITAGE SERIES ALL WOOD (DOUBLE HUNG PAIR)
05	1	6' - 7"	5' - 10"	1' - 8"	7' - 6"	New Construction	None	KOLBE - HERITAGE SERIES ALL WOOD (DOUBLE HUNG TRIPLE)
06	1	9' - 0"	4' - 4 1/2"	3' - 1 1/2"	7' - 6"	New Construction	None	KOLBE - HERITAGE SERIES ALL WOOD (DOUBLE HUNG PICTURE CENTER)
07	1	2' - 11 1/2"	2' - 0"	5' - 6"	7' - 6"	New Construction	None	KOLBE - HERITAGE SERIES ALL WOOD (AWNING)
SK-1	3	2' - 6 1/2"	2' - 6 1/2"			New Construction	None	WASCO SKYLIGHT - VENTING - BRONZE COLOR ANODIZED ALUM. FRAME
SK-2	1	2' - 6 1/2"	2' - 6 1/2"			New Construction	None	WASCO SKYLIGHT - FIXED - BRONZE COLOR ANODIZED ALUM. FRAME
SK-3	1	2' - 6 1/2"	3' - 10 1/4"			New Construction	None	WASCO SKYLIGHT - FIXED - BRONZE COLOR ANODIZED ALUM. FRAME
SK-4	1	6' - 0"	2' - 7 3/4"			New Construction	None	WASCO OR CUSTOM SQUARE PYRAMID SKYLIGHT - BRONZE COLOR ANODIZED ALUM. FRAME
SK-5	1	3' - 6"	2' - 11 3/4"			New Construction	None	WASCO OR CUSTOM LEAN TO SKYLIGHT - BRONZE COLOR ANODIZED ALUM. FRAME
SK-6	1	3' - 0"	1' - 8"			New Construction	None	WASCO OR CUSTOM RIDGE SKYLIGHT - BRONZE COLOR ANODIZED ALUM. FRAME
Grand total: 26								

NOTE: PROVIDE THE FOLLOWING FOR EMERGENCY EGRESS FROM SLEEPING ROOM REQUIREMENTS:

- MINIMUM NET CLEAR OPENABLE DIMENSION OF 24 INCHES IN HEIGHT
- MINIMUM NET CLEAR OPENABLE DIMENSION OF 20 INCHES IN WIDTH.
- MINIMUM NET CLEAR OPENABLE DIMENSION OF 5.7 SQUARE FEET IN AREA.
- SILL HEIGHTS OF SUCH OPENINGS SHALL NOT EXCEED 44 INCHES ABOVE FLOOR.

NOTE: SAFETY GLAZING IS REQUIRED FOR USE IN THE FOLLOWING LOCATIONS:

- GLAZING IN INGRESS AND EGRESS DOORS.
- GLAZING IN FIXED AND SLIDING PANELS OF SLIDING DOORS AND PANELS IN SWINGING DOORS.
- GLAZING IN DOORS AND ENCLOSURES FOR HOT TUBS, BATHTUBS, SHOWERS, STEAM ROOMS WITHIN 5' OF STANDING SURFACE AND DRAIN INLET.
- GLAZING WITHIN 2' VERTICAL EDGE OF CLOSED DOOR AND WITHIN 5' OF WALKING SURFACES.
- GLAZING IN RAILING AND STAIR LANDINGS.
- GLAZING IN WALLS AND FENCES USED AS THE BARRIER FOR SWIMMING POOLS AND SPAS.



CONSULTANT

THE LAZARE RESIDENCE
 APN: 006-314-016-000
 213 GRANITE ST., PACIFIC GROVE, CA.

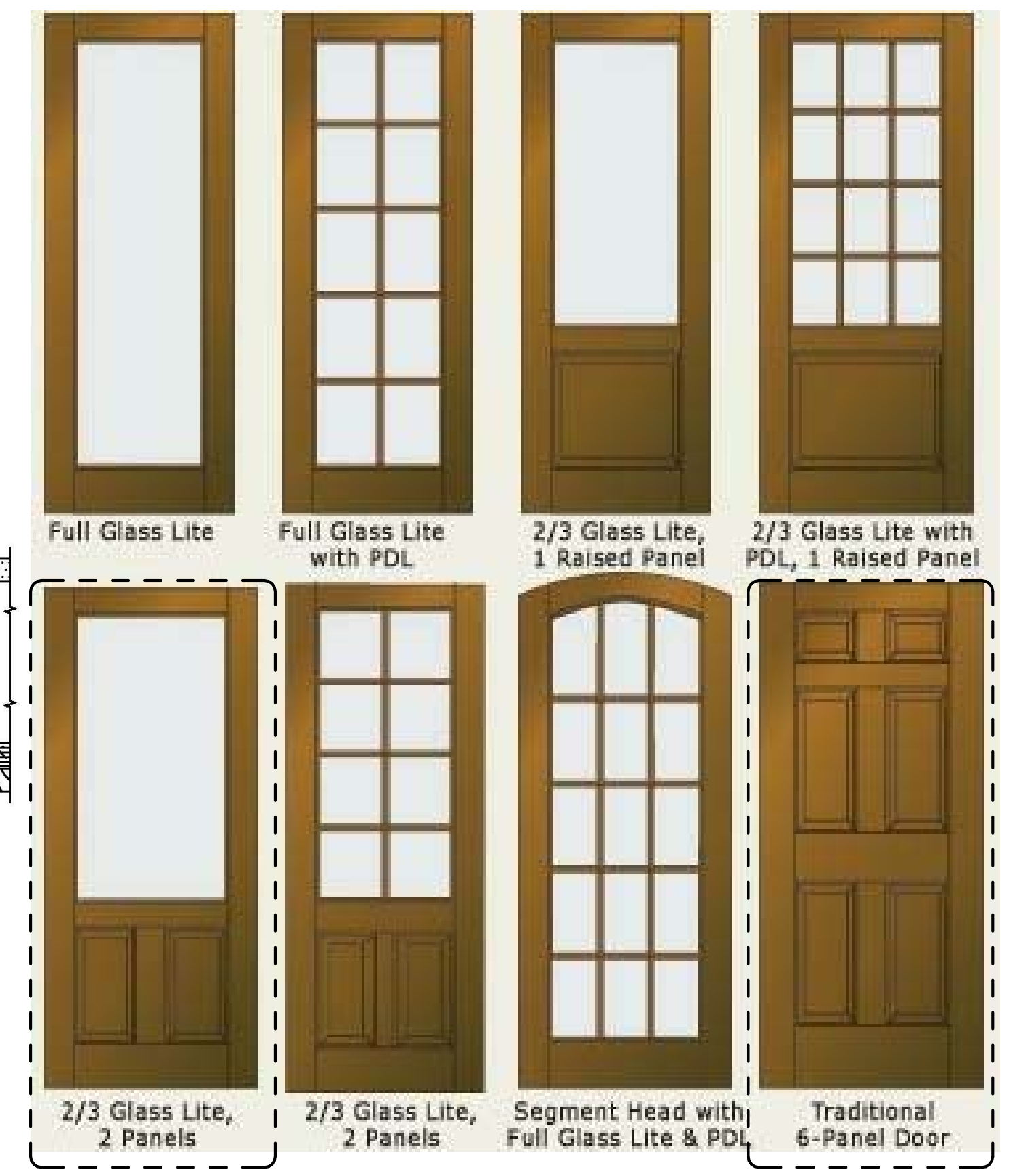
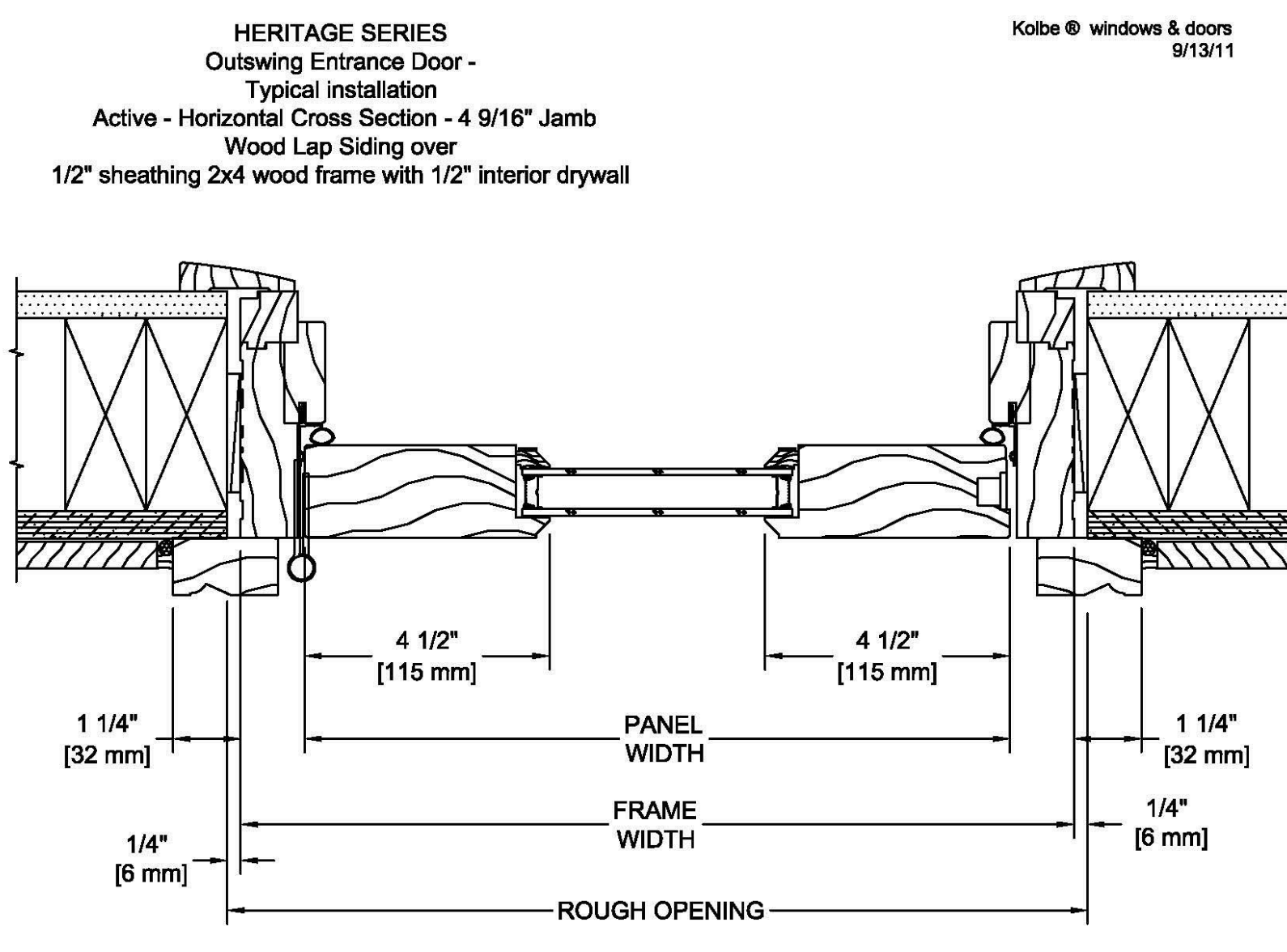
ISSUE DATES

11/16/16

SCHEDULES
 1/4" = 1'-0"

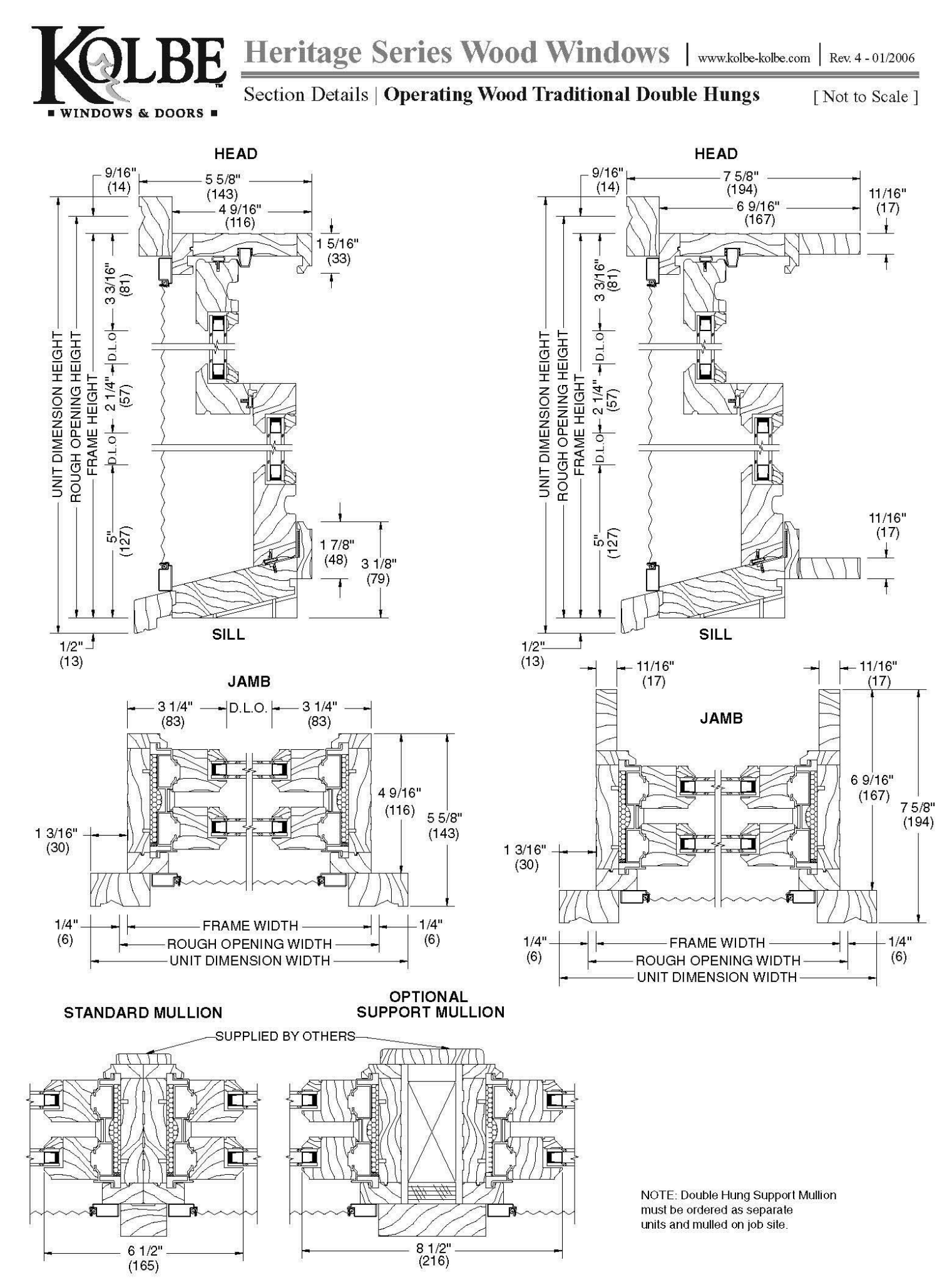
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MANUFACTURER: KOLBE WINDOWS AND DOORS
PRODUCT LINE: HERITAGE SERIES ALL WOOD DOORS
TRIM: 3 1/2" CASING TO MATCH EXISTING (SEE ADJACENT WINDOW IMAGE)
FINISH: PAINT TO MATCH EXISTING
PANEL TYPES: TRADITIONAL 6 PANEL DOOR, 2/3 GLASS LITE WITH 2 PANELS

01 DOORS
NTS

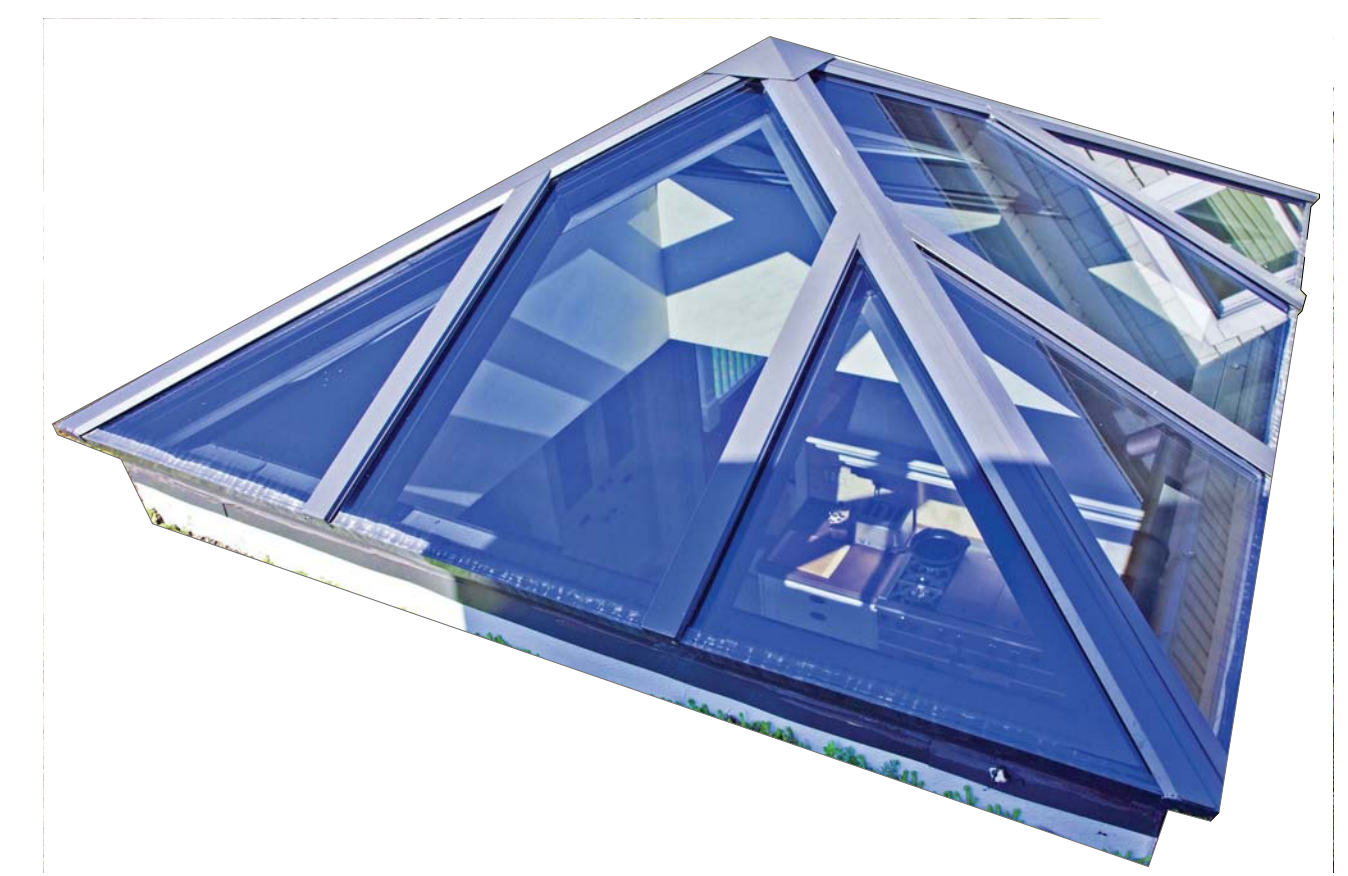


WD-14

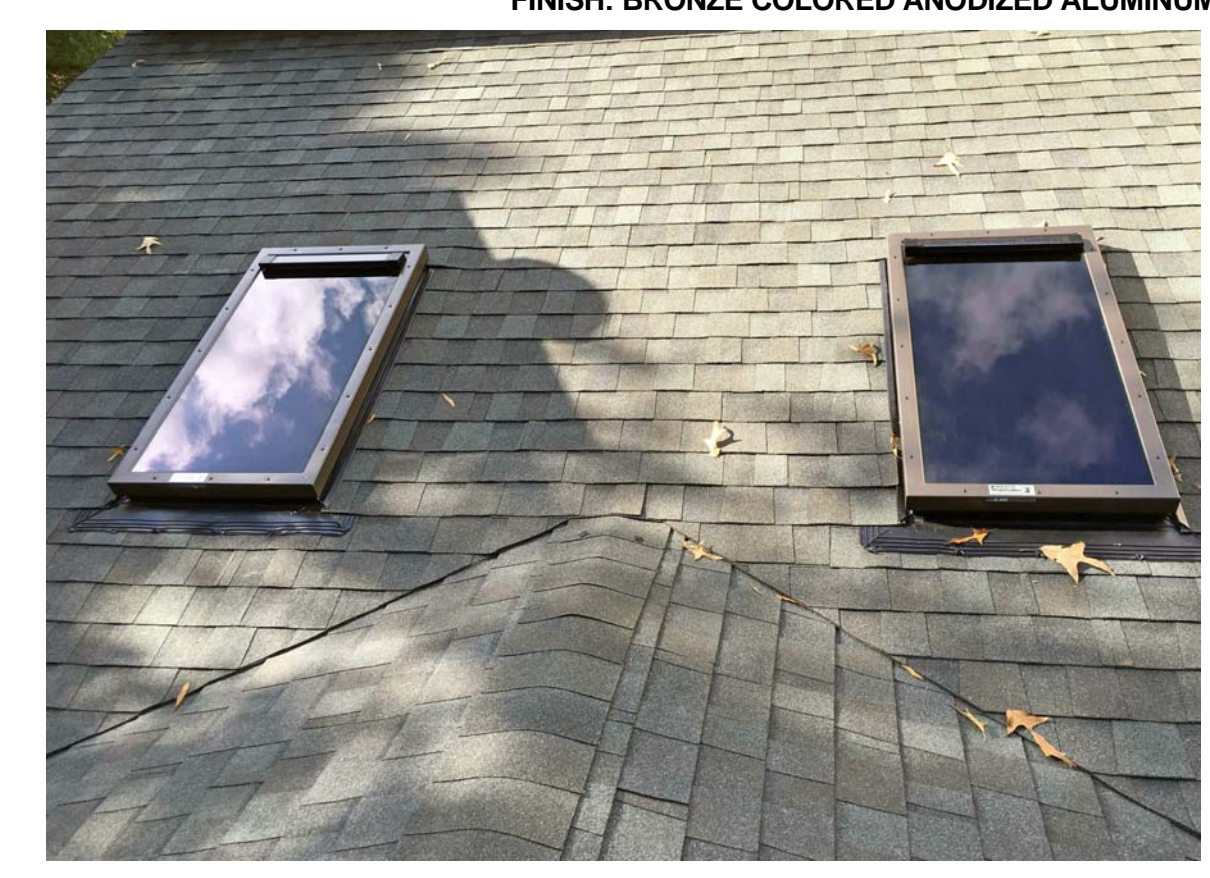


MANUFACTURER: KOLBE WINDOWS AND DOORS
PRODUCT LINE: HERITAGE SERIES ALL WOOD WINDOWS
TRIM: 3 1/2" CASING TO MATCH EXISTING
FINISH: PAINT TO MATCH EXISTING

02 WINDOWS
NTS



MANUFACTURER: WASCO
PRODUCT LINE: INNOVATIVE ARCHITECTURAL SERIES - SQUARE PYRAMID SKYLIGHT
FINISH: BRONZE COLORED ANODIZED ALUMINUM



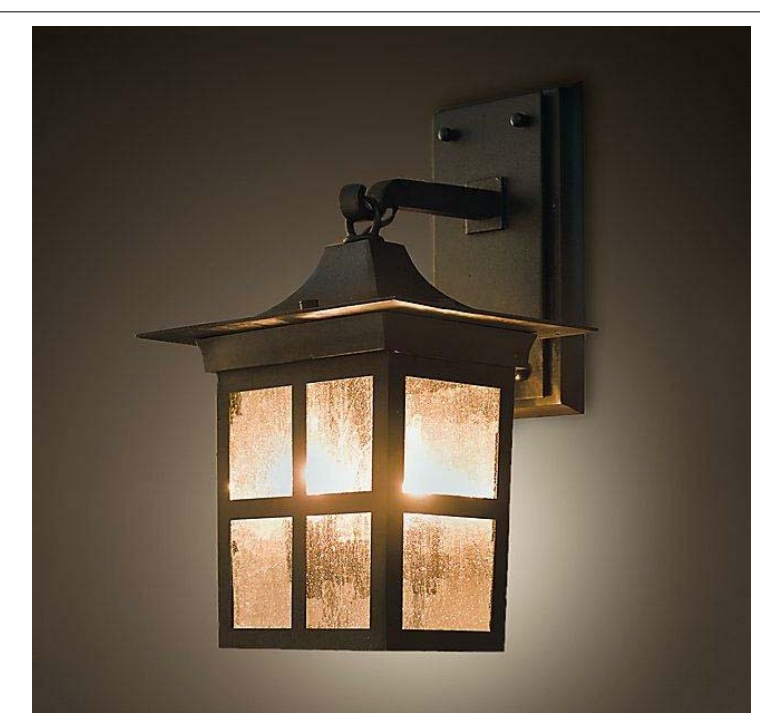
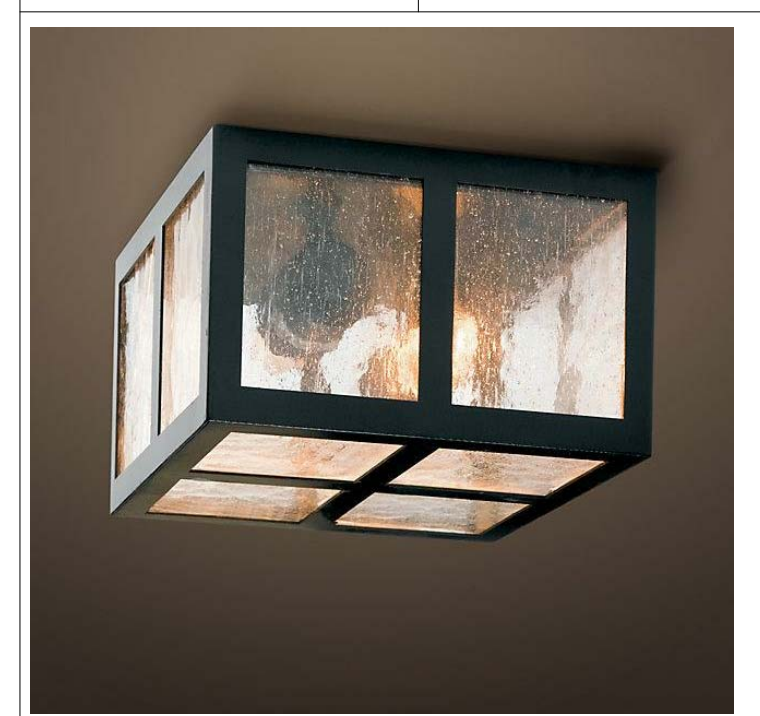
MANUFACTURER: WASCO
PRODUCT LINE: E-CLASS FIXED AND VENTED SKYLIGHTS
FINISH: BRONZE COLORED ANODIZED ALUMINUM

03 SKYLIGHTS
NTS



MANUFACTURER: GAF
PRODUCT LINE: TIMBERLINE COOL SERIES ARCHITECTURAL SHINGLES
COLOR: BARKWOOD OR SIMILAR TO MATCH EXISTING

04 ROOF
NTS



MANUFACTURER: RESTORATION HARDWARE
PRODUCT LINE: BENNER SCONCE (10.5" W X 16" H) & BENNER FLUSHMOUNT (10" SQ. X 5" H)
COLOR: IRON

05 OUTDOOR LIGHTING
NTS



06 EXISTING CONDITIONS FOR REFERENCE
NTS

HPE ARCHITECTS
PO BOX 716 | PACIFIC GROVE, CALIFORNIA 93950
O: 831.333.0700 | M: 831.277.6887
E: hunter@hpe-arch.com | www.hpe-arch.com

LICENSED ARCHITECT
HUNTER PORTER EBDIDGE
C-32809
Renewal Date: 12/31/2017
STATE OF CALIFORNIA

CONSULTANT

THE LAZARE RESIDENCE
APN: 006-314-016-000
213 GRANITE ST., PACIFIC GROVE, CA.

ISSUE DATES
11/16/16

MATERIALS
NTS

A 5.1

**MONTEREY PENINSULA WATER MANAGEMENT DISTRICT
RESIDENTIAL WATER RELEASE FORM AND WATER PERMIT APPLICATION**

NOTE: When approved and signed by the jurisdictions, this form must be submitted with final and complete Construction Plans to:

Monterey Peninsula Water Management District Permit Office
5 Harris Court, Bldg. G ♦ Monterey, CA 93940 ♦ (831) 658-5601 ♦ www.mpwmd.net ♦ Fax (831) 644-9558
Completing the Water Release Form & Water Permit Application does not guarantee issuance of a Water Permit.

ALL SPACES BELOW MUST BE COMPLETED OR THE APPLICATION MAY NOT BE PROCESSED. (Please print firmly)

1. OWNERSHIP INFORMATION:

Name: Ben & Heather Lazare
Daytime telephone: (646) 334-2771
Mailing Address: 752 Lighthouse Avenue
Pacific Grove, CA 93950

2. AGENT/REPRESENTATIVE INFORMATION:

Name: Hunter Porter Eldridge, AIA
Daytime telephone: (831) 333-0700
Mailing Address: P.O. Box 716
Pacific Grove, CA 93950

3. PROPERTY INFORMATION:

What year was the house constructed? 1888 Existing Square-footage 1643 SF Proposed Square-footage 2349 SF
Address: 213 Granite Street, Pacific Grove Assessor Parcel Number 006 - 314 - 009
Is a water meter needed? (Circle one) YES **NO** If yes, how many meters are requested? _____
Water company serving parcel: Cal-Am Account Number: 1015210021189516

NOTE: Separate water meters are required for each User. Residential uses require separate meters for all auxiliary housing that includes a kitchen.

4. PROJECT DESCRIPTION (Be thorough and detailed): Renovation and Addition to an existing Historic Residence, including new windows, doors, decks, kitchen, laundry area, bathroom and master suite. Note: the APN associated with this parcel has changed due to a recent lot line adjustment. The new APN is 006-314-016. For reference, the former APN was 006-314-009.

5. INSTRUCTIONS: *Table #1 should list the fixtures on the property as they exist before the project. Table #2 should reflect all fixtures on the property after the project is completed. Only one Master Bathroom can be designated per dwelling unit.*

Table No. 1 Existing Property Fixture Count
(All fixtures before project)

Type of Fixture	Fixture	Value	Count
Washbasin	1	x 1.0 =	1.0
Two Washbasins in the Master Bathroom*		x 1.0 =	
Toilet, Ultra Low-Flush (1.6 gallons-per-flush)	1	x 1.8 =	1.8
Toilet, High Efficiency (HET)		x 1.3 =	
Toilet, Ultra High Efficiency (UHET)		x 0.8 =	
Urinal, High Efficiency (HEU) (0.5 gallon-per-flush)		x 0.5 =	
Zero Water Consumption Urinal*		x 0.0 =	
Masterbath (one per Dwelling): Tub & Separate Shower*		x 3.0 =	
Large Bathtub (may have Showerhead above)		x 3.0 =	
Standard Bathtub or Shower Stall (one showerhead)	1	x 2.0 =	2.0
Shower, each additional fixture (heads, body spray)		x 2.0 =	
Shower system, Rain Bars or Custom Shower (specs)		x 2.0 =	
Kitchen Sink (with optional Dishwasher)	1	x 2.0 =	2.0
Kitchen Sink with High Efficiency Dishwasher		x 1.5 =	
Dishwasher, each additional (with optional sink)		x 2.0 =	
Dishwasher, High Efficiency (with opt. sink)		x 1.5 =	
Laundry Sink/Utility Sink (one per Site)	1	x 2.0 =	2.0
Clothes Washer	1	x 2.0 =	2.0
Clothes Washer, (HEW) 5.0 water factor or less		x 1.0 =	
Bidet		x 2.0 =	
Bar Sink		x 1.0 =	
Entertainment Sink		x 1.0 =	
Vegetable Sink		x 1.0 =	
Swimming Pool (each 100 sq-ft of pool surface)		x 1.0 =	
Other		x =	
Other		x =	
Other		x =	
Other		x =	

* Use this fixture count if a previous Permit was issued under Ordinance 80 to utilize the Master Bathroom Credit. (Tub may be large.) See District staff for more information.

Table No. 2 Post Project Fixture Count
(All fixtures after project)

Type of Fixture	Fixture	Value	Count
Washbasin	3	x 1.0 =	3.0
Two Washbasins in the Master Bathroom		x 1.0 =	
Toilet, Ultra Low-Flush (1.6 gallons-per-flush)		x 1.8 =	
Toilet, High Efficiency (HET)	2	x 1.3 =	2.6
Toilet, Ultra High Efficiency (UHET)		x 0.8 =	
Urinal, High Efficiency (HEU) (0.5 gallon-per-flush)		x 0.5 =	
Zero Water Consumption Urinal*		x 0.0 =	
Masterbath (one per Dwelling): Tub & Separate Shower*		x 3.0 =	
Large Bathtub (may have Showerhead above)	1	x 3.0 =	3.0
Standard Bathtub or Shower Stall (one showerhead)	2	x 2.0 =	4.0
Shower, each additional fixture (heads, body spray)		x 2.0 =	
Shower system, Rain Bars or Custom Shower (specs)		x 2.0 =	
Kitchen Sink (optional dishwasher)		x 2.0 =	
Kitchen Sink with High Efficiency Dishwasher	1	x 1.5 =	1.5
Dishwasher, each additional (optional sink)		x 2.0 =	
Dishwasher, High Efficiency (with opt. sink)		x 1.5 =	
Laundry Sink/Utility Sink (one per Site)		x 2.0 =	
Clothes Washer		x 2.0 =	
Clothes Washer, (HEW) 5.0 water factor or less	1	x 1.0 =	1.0
Bidet		x 2.0 =	
Bar Sink	1	x 1.0 =	1.0
Entertainment Sink		x 1.0 =	
Vegetable Sink		x 1.0 =	
Instant-Access-Hot-Water System (fixture credit)		x <0.5 =	
New Connection - Refer to District Rule 24-A5 "Exterior Residential Water Demand Calculations"		x =	
Subtotal proposed fixtures		=	
Swimming Pool (each 100 sq-ft of pool surface)		x 1.0 =	

EXISTING FIXTURE UNIT COUNT

TOTAL = 10.8

PROPOSED FIXTURE UNIT COUNT

TOTAL = 16.1

DEED RESTRICTION REQUIRED FOR ALL WATER PERMITS - PERMIT PROCESS MAY TAKE UP TO THREE WEEKS

In completing the Water Release Form, the undersigned acknowledges that any discrepancy or mistake may cause rejection or delay in processing of the application. Additionally, the undersigned is responsible for accurately accounting for all water fixtures. If the fixture unit count changes without notification to the District, or if a difference in fixtures is documented upon official inspection, Water Permits for the property may be canceled. In addition, water fixtures installed without a Water Permit may be cause for interruption of the water service to the Site, additional fees and penalties, the imposition of a lien on the property, and deduction of water from the local Jurisdiction's Allocation. The property owner/Applicant is required to notify the District and provide Construction Plans as appropriate for each change in the Project made prior to use or occupancy that may affect the Project's Capacity to use water.

6. I certify, under penalty of perjury, that the information provided on this Water Release Form & Water Permit Application is to my knowledge correct, and the information accurately reflects water use presently planned for this property.

Signature of Owner/Agent
Hunter Porter Eldridge, AIA
Print Name

11/9/2016
Date
File or Plan Check Number _____

Pacific Grove
Location Where Signed

AUTHORIZATION FOR WATER PERMIT - JURISDICTION USE ONLY

_____ AF Paralta Allocation _____ AF Public Credits _____ AF Second Bathroom Protocol
_____ AF Pre-Paralta Credits _____ WDS (Private Well) _____ Water Entitlement _____ No water needed

Notes: _____ Authorized by: _____ Date: _____